Future Development Strategy

Papakura Local Board

WRITTEN FEEDBACK

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

Future Development Plan 2023 #25

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

Your feedback

Focusing growth

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

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

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

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

Agree

Tell us why

It is much lower cost to use existing urban areas.

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #34

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Your feedback

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

Disagree

Tell us why

It's not the Kiwi way to live in a shoe box apartment with no garden etc.

Accessible local centres

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

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

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

Agree

Tell us why

Intensification should only take place within walking distance from town/city centers. We need EXCELLENT public transport options to support this growth.

Avoiding hazards

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

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

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

Agree

Tell us why

We should avoid building where natural hazards/events are likely to occur in future.

Resilient infrastructure

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

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

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

Agree

Tell us why

I love the idea of open waterways (streams/rivers etc) - less concrete and more garden/grass/trees.

Other feedback

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

We need to have one unified public transport network that works and is resilient and isn't taken offline easily. Why are we building a busway out East when we could have added to our rail network? A rail line from Panmure through to Pakuranga, Botany then back to join up with the existing station at Manukau would make so much more sense. When new suburbs are built there should be much more consideration of public transport options and parking. Example: Flatbush has sprung up in the last 10 years but there is next to no parking and no minimal public transport options. Roads are narrow, I realise this is to discourage driving but if people don't have GOOD alternatives then they will drive anyway which is a nightmare on such small roads. The town planning in Flatbush is terrible. Why didn't they put in a transport hub in Flatbush with bus and train connections? We need to invest in our public transport network much more NOW as we are constantly decades behind where we should be. The CRL is a good example of what we need but this should have been done in the 90's - we should now be focusing on connecting the outer suburbs to this network.

Future Development Plan 2023 #161

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Your feedback

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

Agree

Tell us why

only way to reduce clogged roads, make public transport viable. Don't want urban sprawl!!

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

?? who wouldn't agree

Resilient infrastructure

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

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

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

Agree

Tell us why

Other feedback

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

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

Disagree

Tell us why
You can not be trusted.

Accessible local centres

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

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

Disagree

Tell us why
Your so called public transport is a big joke.

Avoiding hazards

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

Disagree

Tell us why

Auckland Council is more interested in making more money to put in their own pockets. That is a fact.

Resilient infrastructure

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

Disagree

Tell us why

Auckland Council you really don't care. You are more interested in pocketing more money for yourselves.

Other feedback

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

It looks like you guys are going to put up our rates by alot. I have been told that it might go up by about 15%. I am not willing to pay that amount of an increase. Because most of that money will end up in the pockets of the big wigs in Auckland Council. That is a Fact.

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

Disagree

Tell us why

Why are we focusing on expanding g Auckland instead of spreading the population and businesses throughout New Zealand?

Accessible local centres

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

Disagree

Tell us why

No one wants to bike more than 5kms each way and most people work 20-30 km from their house. Also, we can't fit more trains on our lines so where are the extra train catchers meant to get on?

Avoiding hazards

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

Agree

Tell us why

The reason this changed is because of you allowing to too. Please lock it that you can't build in dangerous zones and don't reverse it.

Resilient infrastructure

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

Disagree

Tell us why

Other feedback

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

Future Development Plan 2023 #212

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Your feedback

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

Disagree

Tell us why

The current infrastructure in the existing cities will not support intensified density without major expenditure. In order to do what you are suggesting you would need to 1) Upgrade the drainage - stormwater and effluent systems which would cause major disruption - the roadwork being done in Auckland CBD is evidence of how disruption drives people away - no one goes there now - it's quite dead, 2) Upgrade the transport facilities to make them more frequent and more reliable - it is naive to believe people will leave their cars at home to catch public transport that isn't safe, isn't reliable and doesn't offer them dry transport to where they are going, 3) Improve the safety of people being able to move around these higher density areas without worrying about whether or not they will be accosted.

Accessible local centres

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

Disagree

Tell us why

Whether you want to believe it or not - New Zealanders love to drive. If you look at the trend - car ownership has trended up not down. Sure people may change to electric but thinking that people are going to be walking and cycling is naive. Public transport is also ridiculously inadequate in New Zealand and having these new initiatives in place BEFORE you sort out the issues with public transport makes living in New Zealand less than desirable. You want life to be easy for your workforce not harder.

Avoiding hazards

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Agree

Tell us why

In addition to this - all new housing development (including renovations over $1000) should be required by Council to install onsite stormwater detention tanks, rainwater tanks, and solar panels. Heating and flooding will be the major issues we face in New Zealand in years to come.

Resilient infrastructure

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

Agree

Tell us why

Coastal erosion is something that should probably also be on the agenda.

Other feedback

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

Focus on getting the transport problem fixed - start here:

Implement transit lanes for buses and T3 along the motorway by adding in another lane both sides of the motorway. Put a toll on the road to pay for this upgrade. Most of us can remember helping to pay for the harbour bridge - I tell my kids that I helped pay for it and it is a source of pride.

Introduce a gold coin donation loop bus around Auckland City. Like this: https://files-preprod-d9.northernbeaches.nsw.gov.au/nbc-prod-files/documents/general-information/transport/hopskipjumpbustimetable.pdf What you are trying to do is help the older / less mobile traverse the city now that it is difficult to do so by vehicle. A 70 year old is less likely to get on a scooter.

The Harbour bridge needs to be upgraded so that it doesn't need to be closed - EVER - pay for it with a bridge toll.

Upgrade the rail track so that the trains can still travel at speed and don't have to drop to 40km/h. I would suggest looking at this https://www.youtube.com/watch?v=SShdMdpei7Q - imagine what we could do if we had two of these in operation!!

Vary the toll rates so that it is cheaper very early morning, middle of the day and at night - this is going to get people off the roads who don't need to be there.

If you wait for the state government to do any of these things you'll be waiting for ever. I think we need to ask for the funds or raise them ourselves and then get the job done.

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

Disagree

Tell us why

We should developing more future urban zone lands to build new house

Accessible local centres

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

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

Disagree

Tell us why

we should release more future urban zone to build more house such as Takaanini and Drury, It should not remove from the future urber zone

Avoiding hazards

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

Disagree

Tell us why

Takaanini and Drury Are very good location and close to the main city. It should not remove from the future urban zone, we can do some special to sort the problem, Also it will make the landlord too much loss as they purchase with high price

Resilient infrastructure

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

Agree

Tell us why

Other feedback

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

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

Disagree

Tell us why

Increasing the density of residential areas may bring about several disadvantages. Here are some potential drawbacks:

Increased traffic congestion: Higher residential density can lead to increased vehicular traffic, resulting in more severe road congestion. Insufficient roads and parking spaces can lead to traffic chaos and parking issues.

Noise and pollution: High-density residential areas can experience increased noise and pollution problems. Population-dense areas may have more traffic noise, construction site noise, and residential activity noise. Additionally, air pollution may increase due to the higher number of residents and vehicles emitting pollutants.

Pressure on public services: Increasing residential density can strain public service systems such as water supply, sewage, electricity, and waste management. Meeting the growing demands of a larger population would require additional infrastructure, which would necessitate extra funding and resources.

Scarcity of community resources: Dense residential areas may experience scarcity of community resources. For instance, schools, hospitals, parks, and other public facilities may not be able to meet the demands of a larger population, leading to overcrowding and resource shortages.

Social stress and isolation: Highly dense residential areas may contribute to increased social stress and feelings of isolation. In densely populated environments, residents may feel a lack of privacy and personal space, which can negatively impact their mental well-being.

Decline in quality of life: Due to increased population density, residents may have access to less space and green areas, resulting in a decrease in their quality of life. Lack of recreational facilities and open spaces can have negative effects on residents' health and overall happiness.

In summary, increasing the density of residential areas can have impacts on traffic, noise, environment, public services, community resources, and residents' quality of life.

The high population density in urban areas can potentially lead to tension in interpersonal relationships and social disharmony. Here are some possible scenarios:

Increased anonymity: In highly populated areas, individuals may experience an increased sense of anonymity and a weakened connection with neighbors and other community members. This lack of connection and sense of belonging can result in social distancing and barriers in interpersonal relationships.

Decreased community cohesion: When people reside in high-density areas, community cohesion can be affected. Due to limited living space, individuals may engage less in community activities and interactions, leading to isolation between communities and social disharmony.

Competition and pressure: In highly competitive environments, people may face greater economic pressures and social competition. This competition can lead to tense relationships between individuals and potentially contribute to social disharmony.

Unequal resource distribution: High-density areas may face issues of unequal resource distribution, such as housing, education, and employment opportunities. This inequality can trigger social discontent and a sense of injustice, further exacerbating social disharmony.

Increased crime rates: High-density areas can experience higher crime rates. Population-dense regions are often seen as potential hotspots for criminal activities, which can lead to safety concerns, increased social instability, and disharmony.
Overall, high-density urban areas may give rise to tension in interpersonal relationships, social disharmony, and related issues. However, the occurrence of these problems is influenced by various other factors, such as socio-economic environment, culture, and governance.

Accessible local centres

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

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

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

Disagree

Tell us why

Concentrating housing and commercial development in the vicinity of the local center can have the following disadvantages:

High housing prices and rents: Concentrating housing development in the city center can lead to high demand, resulting in increased housing prices and rents. This can make it difficult for low-income households or small businesses to afford housing and commercial spaces in the city center.

Land scarcity: City centers typically have limited land availability, so concentrating housing and commercial development in these areas can exacerbate land scarcity. This may restrict future expansion possibilities and drive up land values.

Congested traffic: Concentrating housing and commercial development in the city center can lead to traffic congestion. The concentration of a large population and commercial activities in one area may exceed the capacity of the transportation infrastructure, leading to increased traffic volumes and the risk of congestion.

Imbalanced development: Concentrating development in the city center can result in imbalanced urban development. Peripheral areas may lack adequate housing and commercial facilities, while the city center may face overcrowding and resource pressures. This can lead to urban inequality and social issues.

Increased cost pressures: Concentrating housing and commercial development in the city center can result in higher construction and operational costs. Land values are typically higher in city centers, and this can translate into higher costs for building and maintaining structures, which may be reflected in housing prices, rents, and commodity prices.

Environmental impact: Highly concentrated housing and commercial development can have environmental implications. This can include land development and coverage, increased energy usage, and pollution of air and water quality. These factors can have negative effects on the ecological environment and sustainable development.
In conclusion, concentrating housing and commercial development in the vicinity of the local center can lead to high housing prices, land scarcity, congested traffic, imbalanced development, cost pressures, and environmental impact. Therefore, comprehensive consideration of various factors is necessary in planning and development to achieve balanced and sustainable urban growth.

Avoiding hazards

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

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

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

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

Other

Tell us why

Resilient infrastructure

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

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

Other

Tell us why

This question does not clearly point out the solution, let alone understand what is mauri-enhancing .

Other feedback

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

Expressways pass through densely populated cities. All vehicles enter the expressway when commuting to and from work. This is the main cause of expressway congestion. Therefore, expressways should be a certain distance away from densely populated cities. The excessive road speed can be 70-80 km/h, so as to solve the situation of highway congestion.

Future Development Plan 2023 #264

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Your feedback

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

Agree

Tell us why

Better to go up than out

Accessible local centres

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

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

Agree

Tell us why

Walk not car

Avoiding hazards

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

Agree

Tell us why
Build on high ground

Resilient infrastructure

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

Agree

Tell us why
You have said it

Other feedback

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Your feedback

Focusing growth

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

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

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

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

Disagree

Tell us why

The existing public transport and motorway are already very congested with current density, if you increase the current housing density further will make the current problem worst.

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Disagree

Tell us why

Resilient infrastructure

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

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

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

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

Disagree

Tell us why

Other feedback

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

Future Development Plan 2023 #279

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Your feedback

Focusing growth

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

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

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

Agree

Tell us why

We have too much urban sprawl and not enough density in the city fringe. The green fields are productive land that should be protected for farming, not built on. Urban sprawl is expensive for utilities and not sustainable.

Accessible local centres

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

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

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

Agree

Tell us why

We are too reliant on cars currently. Housing near work and shopping is too expensive and PT unreliable so we need cars. More dense housing near work and shops means less reliance on cars which is better for the planet

Avoiding hazards

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

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

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

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

Agree

Tell us why

People will build houses where they can and the locations aren't always appropriate. These should be continually assessed for risk as hazards change and worsen.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

The suburb I live in is flood prone but has sufficient natural flood prevention that we weren't touched in the jan floods.

Other feedback

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

More focus on urban housing intensity and public transport and less on cars. Areas in the outskirts where development has already been intensifying (such as Kumeū/Huapai and te atatu) need more infrastructure to support the booming population.

Future Development Plan 2023 #284

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Your feedback

Focusing growth

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

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

Agree

Tell us why

Urban sprawl is incredibly expensive compared to increased density of existing areas. It only makes economic sense to do so in order to reduce the economic burden on rate payers, as well as preserving environmental assets for activities of greater value.

Accessible local centres

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

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

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

Agree

Tell us why

It makes sense to concentrate housing supply to where the most people can achieve the greatest benefit. Denser cities around key infrastructure delivers greater economic benefits as well as increased social mobility

Avoiding hazards

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

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

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

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

Agree

Tell us why

It does not make sense to put people in harms way, which is what not doing so would achieve. The cost of rebuilding this infrastructure/areas after events also adds a financial burden on council and ratepayers

Resilient infrastructure

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

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

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

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

Agree

Tell us why

This makes sense to reduce the harm done in the case of climate events while also improving the overall infrastructure assets of Auckland.

Other feedback

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

Future Development Plan 2023 #289

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Your feedback

Focusing growth

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

Disagree

Tell us why

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Disagree

Tell us why

Resilient infrastructure

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

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

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

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

I don't know

Tell us why

Other feedback

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

Future Development Plan 2023 #304

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Your feedback

Focusing growth

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

Disagree

Tell us why

Majority if us don't want to live in cement jungles. one of New Zealand's main main points is natural beauty which is hard to enjoy if the areas near the city are heavily urbanised. I and most other families prefer a large house with a backyard which would not be possible if most of the population lives in the city.

Accessible local centres

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

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

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

Agree

Tell us why

I live in takanini don't over ubrabize suburbs like sandringham and mt albert that are close to the city but bring the farther suburbs closer by building better highways. Without trafick my work is a

25 min easy drive with trafic it takes 1.25 hours that is unacceptable for a suburb only 30 km away from the city. Better infrastructure is needed so auckland can expand.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

Agree

Tell us why

Other feedback

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

Auckland is the biggest city of new Zealand it should be more spread out that a 20 km radius. Built better infrastructure so people arnt spending 3hrs is peak trafick

Future Development Plan 2023 #330

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Your feedback

Focusing growth

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

Agree

Tell us why

Accessible local centres

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #373

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Your feedback

Focusing growth

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

Other

Tell us why

This is a bit of a hard one, different people need different things, young couples, starting their journey in live would well benefit from living in compact units, close to their work. As they start having a family, the compact units become a pain and the children need outdoor space to play and grow, so this implies a less compact house, ideally with a garden bigger then most of what we are seeing around at the moment.

Accessible local centres

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

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

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

Other

Tell us why

Same as above, but with the extra need for socialization, these local centres sound good until you bring into the picture that your friends might be in a different suburb, then there is the need for transport between suburbs, and currently Auckland does not have the public transport system setup that will deal with this, hence there will be a need for cars to visit friends in other suburbs

Avoiding hazards

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

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

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

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

Disagree

Tell us why

Climate change is a buzzword that keeps being thrown around but is not supported by true science. Yes, we should find ways to deal with natural hazards, but banding them as "Climate change" events is false advertising.

Resilient infrastructure

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

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

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

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

Disagree

Tell us why

Same as above, with a lot of in-filling that is a requirement for getting Nature-based infrastructure, this is a no-brainer, but it isn't because of climate change it is because of more houses being built with limited updates to infrastructure.

Other feedback

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

Future Development Plan 2023 #393

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Your feedback

Focusing growth

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

Agree

Tell us why

However, please improve the infrastructure to enable it to cope with increased density first.

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Vulnerable areas should not be further developed at all. Please look at plan change options for these areas to prevent further catastrophes.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #441

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Your feedback

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

Agree

Tell us why

Accessible local centres

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #481

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Your feedback

Focusing growth

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

Agree

Tell us why

Accessible local centres

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

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

Agree

Tell us why

Avoiding hazards

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #495

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Your feedback

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

Other

Tell us why

Step growing Auckland. Grow somewhere else. Thames would be my favourite for a bit of development. Can the development of a city the size of Napier outside of Drury. What are you mad? Sign off no more building consents. We have seen what happens overseas with a prime city that drags all the resources from the rest of the country.

Accessible local centres

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

Other

Tell us why

Avoiding hazards

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

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

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

Other

Tell us why

Resilient infrastructure

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

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

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

Other

Tell us why

Other feedback

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

Future Development Plan 2023 #512

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Your feedback

Focusing growth

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

Agree

Tell us why

It is easier to provide services in a more compact area. Areas such as clevedon can be developed with new housing with a good plan in place such as density in the main hub.

Accessible local centres

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

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

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

Agree

Tell us why

As mentioned, convenience is very important but public transport is a joke at present.

Avoiding hazards

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

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

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

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

Agree

Tell us why
Ongoing costs of repairs are prohibitive.

Resilient infrastructure

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

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

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

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

Agree

Tell us why
Ongoing costs are prohibitive

Other feedback

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

Everyone knows public transport is not reliable. Promise anything you like but if it doesn't work what is the point.

Future Development Plan 2023 #516

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Your feedback

Focusing growth

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

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

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

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

Disagree

Tell us why

Auckland suburbs like papakura is too crowded

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

I propose a review of benefits being provided to people who are able-bodied but just lazy and dependent on our tax.

Future Development Plan 2023 #593

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Your feedback

Focusing growth

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

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

Disagree

Tell us why

Taking away to much green areas (ie grass) in urban areas.

Accessible local centres

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

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

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

Disagree

Tell us why

People do not generally live and work in the same area. You tend to reside where you can afford but work where you can earn the most. The two are usually mutually exclusive.

Avoiding hazards

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

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

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

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

Other

Tell us why

If the correct mitigation measures are put in place there is no reason why 'risk' areas could not be utilised.

Resilient infrastructure

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

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

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

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

Disagree

Tell us why

Cut down intensification and keep the lawns & gardens etc would achieve a similar result.

Other feedback

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

Future Development Plan 2023 #621

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Your feedback

Focusing growth

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

Agree

Tell us why

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #659

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Your feedback

Focusing growth

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

Disagree

Tell us why

Increasing housing density means upgrading infrastructure to support movement. With the way current suburbs are being developed the road infrastructure is not able to keep up which is resulting in so much traffic on the roads. Public transport is totally unreliable.

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #735

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Your feedback

Focusing growth

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

Disagree

Tell us why
the outer suburbs need help too

Accessible local centres

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

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

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

Agree

Tell us why
they need building up

Avoiding hazards

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

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

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

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

Agree

Tell us why
lessen environmental impact

Resilient infrastructure

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

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

Agree

Tell us why
good for people

Other feedback

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

Future Development Plan 2023 #821

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Your feedback

Focusing growth

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

Disagree

Tell us why

I live in papakura and see throughout the city and my area you are allowing / jamming multitenanted apartment housing housing with no allowance for carpark ing with each house with cars. People love their cars in Auckland no matter what buses you put on or trains or green solution. They need places to park them.
Why don't you encourange high rise buildings in urban areas if you want condensing and not using up more land... This will help with parking... And condensing people together.

Accessible local centres

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

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

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

Agree

Tell us why

Sure agree with your statement... However Build/encourage high rise buildings in urban areas...

There is a place for them, they save space and allow for dense urban areas.
Plus always make allowance for the real number of cars per residence. They normally have 2x. In my area high density houses are getting built and the streets are ruined for driving and the whole area become a giant carpark. Road get thinner with cars on both sides... The fix is not to just jam people together.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Agree. And also offer buy backs for people's places/houses that are deemed vulnerable. Yes it costs however map it out over time and let's keep people and property safe.

Resilient infrastructure

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

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

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

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

Disagree

Tell us why

I don't think you need nature based infrastructure. Maybe a bit more thinking here is required based on climate change and recent flooding in Auckland. I think you need some large capital works to solve the existing flooding issues across Auckland.

Other feedback

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

High density housing has its place... Just make allowances for cars. People in Auckland love their cars, don't ignore them and think they will park them on the street with no consequences. If you make higher density housing... Make space on the property for the cars too... I. E not on the road sprawling everywhere please.

Future Development Plan 2023 #830

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Your feedback

Focusing growth

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

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

Agree

Tell us why

I think it's important to try and keep greenfield areas for as long as possible. We need green spaces for our environment.

Accessible local centres

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

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

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

Agree

Tell us why

It's important to have amentities close by to where people are living and also provide easy accessibility for everyone - from all ages and abilities.

Avoiding hazards

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

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

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

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

Agree

Tell us why

It's important to further protect our environment from hazards, as these are likely to happen more and more, especially if people don't look after our planet.

Resilient infrastructure

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

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

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

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

I don't know

Tell us why

Other feedback

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

Future Development Plan 2023 #845

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Your feedback

Focusing growth

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

Other

Tell us why

Intensification with lack of infrastructure and investment is problematic. For example 3 story housing blocks being put up everywhere with no parking or adequate infrastructure investment around water and drainage are causing major issues around Auckland.

Accessible local centres

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

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

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

Disagree

Tell us why

Not everyone has a career where they will live / work in the same area, due to the hours people work public transport is not an option or timely. This would not work for myself, my partner or family who are all professionals.

Avoiding hazards

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

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

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

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

Agree

Tell us why

It is irresponsible to be building in areas that we know will be hazardous, just as it is irresponsible to build where there is not adequate infrastructure

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #850

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Your feedback

Focusing growth

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

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

Disagree

Tell us why

What we have seen with the intensification is that little to no effort is made to provide for it. You have existing roads that you then put 10 times as many people on resulting in cars parked all over the footpaths and mass congestion. Those who don't want to live in such tight confines are then required to commute for 2-4hs a day as you don't allow jobs outside of the CBD.

Accessible local centres

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

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

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

Disagree

Tell us why

By focusing development in centres, you remove the ability for someone to take a 5min walk to the shops and turn it into a 30min walk which in turn means they drive.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

Other

Tell us why

swales and deteintion basins are great, however the issue is that council doesn't appear to have the money to maintain these assets once built.

Other feedback

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

The biggest issue we have is the failure to plan for our transport needs. And extensive transport network was planned for in the 60s which we failed to protect meaning. We again seem to be doing the same by allowing intense development all over the city with no real planning for transport. We seem to keep drawings lines on paper by doing nothing to protect the ground.

Future Development Plan 2023 #872

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Your feedback

Focusing growth

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

Agree

Tell us why

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #907

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Your feedback

Focusing growth

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

Agree

Tell us why

Accessible local centres

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #1028

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Your feedback

Focusing growth

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

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

Disagree

Tell us why

Reimagining current areas already heavily built will cost more and be more difficult. There are areas outside of central auckland that can be improved and potentially bring people away from the already heavily contested areas.

Accessible local centres

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

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

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

Agree

Tell us why

You need to mandate parking for housing so it doesn't spill out onto the road.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Disagree

Tell us why

Other feedback

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

Future Development Plan 2023 #1055

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Your feedback

Focusing growth

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

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

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

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

Agree

Tell us why

To protect good food growing areas such as Pukekohe.

Accessible local centres

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

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

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

Agree

Tell us why

For the reasons set out above

Avoiding hazards

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

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

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

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

Agree

Tell us why

Building permits should be better researched before being issued by Council. eg Newly built units on Great South Road in Papakura have 20 metre pine trees 5 metres away from some of the Units, roots already well established under them, day light blocked so they need lights on during the day. A sight visit by the person issuing the permit would /should have seen the unsuitability to build without removing the treesor eneuring that nothing was built over them.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

In some areas where this is happening now large areas of water are completely unfenced and are a potential hazard to young children the more dense the population the greater potential danger to life. More thought needs to be given to minimise this problem.

Other feedback

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

Future Development Plan 2023 #1089

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Your feedback

Focusing growth

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

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

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

I don't know

Tell us why

In some ways this is good but with more intense housing you have to address other problems like parking, like more intense crime amongst other problems

Accessible local centres

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

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

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

Tell us why

If people dont need cars to shop n travel to work what about holiday time? How do they geyt out of their area for a change?

Avoiding hazards

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

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

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

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

Agree

Tell us why

Address current problem re Piha and Murawai so it doesnt happen again

Resilient infrastructure

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

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

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

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

Agree

Tell us why

It makes sense

Other feedback

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

Continue with Drury where I live as it is close to Auckland and Hamilton. There are more subdivisions here now so more people who will want to work close to home

Future Development Plan 2023 #1120

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Your feedback

Focusing growth

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

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

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

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

Agree

Tell us why

Most people are moving towards urban areas from rural.

Accessible local centres

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

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

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

Agree

Tell us why

Easily accessible and commutative

Avoiding hazards

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

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

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

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

Agree

Tell us why

To protect the pristine environment of our country

Resilient infrastructure

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

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

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

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

Agree

Tell us why

To protect the environment and save the planet

Other feedback

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

Speed up the processes

Future Development Plan 2023 #1157

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Your feedback

Focusing growth

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

Agree

Tell us why

Easy to manage going forward

Accessible local centres

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

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

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

Agree

Tell us why

Cut down on travel times and better usage of social time

Avoiding hazards

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

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

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

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

Agree

Tell us why
Safety first

Resilient infrastructure

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

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

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

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

Agree

Tell us why
Great thinking

Other feedback

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

Well done great plans

Future Development Plan 2023 #1194

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Your feedback

Focusing growth

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

Agree

Tell us why

Protect green fields around Auckland. Already in Beachlands the beautiful Formosa Golf Club on stunning harbour land is being converted into housing by a big developer. 3000 homes on this iconic site is a disgrace.

Accessible local centres

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

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

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

Agree

Tell us why

Too many places in Auckland (Beachlands for eg) are currently experiencing big growth without the infrastructure needed in advance - especially transport with is virtually non existing in Beachlands apart from the ferry at Pine Harbour.

Avoiding hazards

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

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

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

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

Agree

Tell us why
Makes sense.

Resilient infrastructure

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

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

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

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

Agree

Tell us why
Common sense.

Other feedback

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

Stop believing in and spending money on a futile public transport solution for Auckland. Auckland is too spread out, too lacking in trains to the main suburbs, too many busses running empty because they don’t take people to where they need to go at the right time from the right place. Aucklanders rely on cars because there is no convenient alternative. Cars are essential in Auckland; respect that and build more roads - or make the existing ones better. Stop reducing the speed limits to ridiculously slow speeds- people need to get from A to B in a timely manner. Slowing the traffic does not help congestion- it actually makes it worse.

The City Rail project is a monumental expense with when finally finished will move a few people around the inner city - it does absolutely nothing for the mass of population on the North Shore or the hugely growing suburbs in South, East and West Auckland, who are the ones that really need traffic congestion solutions.

Future Development Plan 2023 #1221

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Your feedback

Focusing growth

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

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

Disagree

Tell us why

I believe we should be building real communities not packing everyone in together. Communities that offer neighbourhoods, schools, businesses, real infrastructure.

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why
No brainer!

Resilient infrastructure

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

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

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

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

I don't know

Tell us why
Not convinced about this. How much of this is PC and overly sensitive to Maori and not NZers as a whole and how much is practical and doable.

Other feedback

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

Future Development Plan 2023 #1321

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Your feedback

Focusing growth

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

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

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

Agree

Tell us why

its like any overseas city

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #1345

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Your feedback

Focusing growth

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

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

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

Agree

Tell us why

The current urban sprawl is a problem for infrastructure - going further out will be more expensive and difficult than increasing density in the city

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Other

Tell us why

I'd like to see an approach that goes further than just looking into it. Halting development until sufficient hazard/risk assessment has occurred seems more sensible

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #1354

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Your feedback

Focusing growth

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

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

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

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

Disagree

Tell us why

The urban infrastructure is already overloaded

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

We need to priorotise infrastructure that ensures the amenity value of Auckland is improved, priority 1 should be improved arterial roading to reduce congestion

Future Development Plan 2023 #1369

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Your feedback

Focusing growth

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

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

Agree

Tell us why

For the reasons stated. Economies of scale, preserving greenfields etc

Accessible local centres

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

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

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

Agree

Tell us why

Again, for the reasons stated

Avoiding hazards

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

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

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

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

Agree

Tell us why
Makes sense

Resilient infrastructure

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

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

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

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

Agree

Tell us why
For the reasons stated

Other feedback

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

Its pleasing that for once common sense suggestions are being proposed over simply making more money all the time. Perpetual 'growth' is facile and unsustainable. But at odds with a capitalist intent.

Future Development Plan 2023 #1389

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Your feedback

Focusing growth

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

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

Other

Tell us why

This needs to further clarified by your intentions.
While intensification should be centred near exisiting urban areas, it should not be at the cost of exisiting greenspaces within these areas and nor at the expense of the established urban tree canopy which not only supports and purifies the urban air quality but also reduces flooding.

Accessible local centres

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

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

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

Disagree

Tell us why

By focusing solely on accessible developments by local centres, the council would fail to ensure those who live further out (at no fault of their own but because of early city planning) also have excellent accessibility to local centres. Particularly the older and less able community.

Avoiding hazards

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

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

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

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

Disagree

Tell us why

This should have been in place already, however intensification plans have enabled these hazards to exist. It would be better to focus on the hazards now and in the future.

Resilient infrastructure

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

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

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

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

Other

Tell us why

I need more information. This seems too limited. Wouldn't a better urban canopy help create a "sponge" city.

Other feedback

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

Future Development Plan 2023 #1430

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Your feedback

Focusing growth

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

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

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

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

Agree

Tell us why
I like it

Accessible local centres

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

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

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

Agree

Tell us why
I like it

Avoiding hazards

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

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

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

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

Agree

Tell us why
I like it

Resilient infrastructure

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

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

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

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

Agree

Tell us why
I like it

Other feedback

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

Future Development Plan 2023 #1440

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Your feedback

Focusing growth

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

Agree

Tell us why

Where possible grow 'up' not 'out'.

Accessible local centres

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

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

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

Agree

Tell us why

Sensible.

Avoiding hazards

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

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

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

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

Disagree

Tell us why
Sea level rise is greatly exaggerated and is a long enough horizon for the market to sort it out.

Resilient infrastructure

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

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

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

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

Disagree

Tell us why
Just keep drains clean and streams free of rubbish.

Other feedback

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

We have been warned of climate change problems since 1980. Despite endless warnings nothing has happened. Stop over planning.

Future Development Plan 2023 #1477

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Your feedback

Focusing growth

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

Disagree

Tell us why

Leads to even worse traffic congestion.
Greenfields is better.

Accessible local centres

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

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

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

Disagree

Tell us why

The local centres are already crowded.
We need NEW local centres as new growth points.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Provide financial help to get people away from risk areas.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

This should have been started 40 years ago and useless hopeless councils in the past did not understand the issues, despite there being info on what to do long ago.

Other feedback

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

You are missing the elephant in the room. Probably deliberately because you are driven by bad ideological beliefs.

Traffic congestion has gradually gone from bad to worse to worserer to much worserer.

Your anti-car approach is despicable, and you expect us to walk, cycle or catch busses or trains in miserable weather to places of work/shops and struggle with bags, kids, grandkids.

There should be an emphasis on cars, more cars and even many more cars.

That means better roads, more roads.

There should be an emphasis on helping businesses overcome traffic issues.

That means better roads, more roads.

The cycleways are almost empty.

Remove them, give to cars who can use the space.

Remove bus lanes, give it back to cars.

Move the universities out to greenfields.

Move the hospitals out to greenfields.

Build roads over the Manukau harbour that rest on pontoons and go up/down with tides. One road can bypass the Auckland airport.

Build a 2nd freeway north out of Auckland.

Build a 2nd freeway south out of Auckland.

Do genuine town planning where you plan where new roads will be 50 years ahead and ensure that NO HOUSES can be built in these RESERVED areas.

Your plans will further strangle Auckland and make it an even worse place to live.

Future Development Plan 2023 #1483

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Your feedback

Focusing growth

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

Agree

Tell us why

Usual reasons. Centralised services, infrastructure, water, waste, roading etc. Set 10 year period max saturation of people houses commercial industry per BID, Board and Council catchment areas. Set max cost and time ceiling for local and regional projects, enforce penalties and entities of liability. A roading project such as Takaānini interchange shouldn't take 15 years for 6 kilometres of road. Tender contracts to more providers, contractor fails to meet obligations, forfeit works, payments and re-tender. Create structure for this to happen smoothly. Eg. Sub contractors to move with works to new Bidder.
A standard 2 exit 1 lane traffic roundabout should not cost 500k. A 2+ lane should not cost upwards to a million dollars.

Accessible local centres

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

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

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

Agree

Tell us why
As per reasons stated above

Avoiding hazards

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

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

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

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

Agree

Tell us why
Yet to see Council from any era in last 50 years actually do so. Forced development in Takaanini, Redhill Papakura, Clevedon,. Roading sub par, trucking industry killing roads and people.. Restrict speeds. With limiters around schools a no brainier.

Resilient infrastructure

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

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

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

Agree

Tell us why
Just not for the ridiculous cost. A genuine tort.

Other feedback

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

Finish Akl Central upgrades for Christ sake. Forget new stadium builds. 10 years of further Town chaos is stupid if not thick thinking for a start. Put the bloody walk bike lane across the bridge. Pay a third what any consultant and contractor charges. They are taking the literal piss. The very organisations that hold the city and country back. Inefficient, filthy greed in corporate offices holding ratepayers to ransom. Chuck em alll off the bridge. Thieves and not worth a cent. Get some staff planners etc.. who have balls to demand better new costs, open to. More contractors, Don't sell the Airport cause old 'Dozy' says its the only option.. Make it make money.. How easy is that..?

Invest In Auckland Ratepayers own International Water Bottling company. Dividends to Ratepayers. Aucklands own Waste to Energy facility. Dividends to Ratepayers. These absolutes. We need Water. We need Energy, we produce billions of kilos in Waste,

Blah and so on.

Future Development Plan 2023 #1487

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Your feedback

Focusing growth

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

Agree

Tell us why

Economically better and transport easier

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #1499

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Your feedback

Focusing growth

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

Disagree

Tell us why

while in concept this is good the infrastructure including roads, water supply, sewage is woefully inadequate now and needs to be upgraded FIRST before intensification

Accessible local centres

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

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

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

Agree

Tell us why

infrastructure more likely to be in place now

Avoiding hazards

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

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

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

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

Agree

Tell us why
stupid to not future proof the city

Resilient infrastructure

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

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

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

Agree

Tell us why
see previous

Other feedback

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

Future Development Plan 2023 #1503

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Your feedback

Focusing growth

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

Disagree

Tell us why

It's been done in the wrong way. You're putting more houses on a street and making the streets to narrow for cars to move along/park. The roads need to be able to cope with he urban growth

Accessible local centres

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

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

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

Disagree

Tell us why

Kiwis don't care for public transport and they want to travel and explore their city. You should focus on making the city easy to travel around...not harder.

Avoiding hazards

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

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

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

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

Disagree

Tell us why

It's too late to change this in many areas. It should have been done prior to development. I'd hope that future developments have more thought and investigation into them.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

I agree but it needs to be done appropriately. Planting more native trees etc and having more green space is important. However this needs to be in conjunction with convenience and personal travel

Other feedback

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

Stop messing around with roads, make it convenient for people to drive around their own city and suburbs. I've had so many instances where road changes have made going places not worth it. Public transportation is trash and crime is prolific, I'm hardly going to take my infant on 2 trains to get to Auckland CBDand then hop on busses to get around the city that is full of emergency housing and homeless

Future Development Plan 2023 #1532

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Your feedback

Focusing growth

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

Agree

Tell us why

It is paramount that low socio economic and geographical suburbs are developed to grow with the rest of Auckland so those community's have pride and mana where they live work and do business. This will help reduce the negativity and attitudes amongst those who just want to be seen and heard as equals.

Accessible local centres

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

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

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

Agree

Tell us why

With the cost of living increasing daily it is important that people's needs are met where they Ll benefit from the intensified accessibility of local services.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Forward thinking for future generations is paramount. Efficiency and common sense around this is not impossible.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

We are the guardians of this planet it is important we continue to care and generate the health and wealth of our environment for future generations

Other feedback

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

Australia has great exercise parks for all people. Dedicated family areas would be nice. Upgrades to parks around South auckland area is in desperate need. When people see nice environment they will enjoy it more with their whanau and attitudes and well being of people with be for the better. When I see dire parks and recreation areas in South auckland I get upset. It shows that no one cares so why should the community therefore they will just trash it because who cares right.

Future Development Plan 2023 #1566

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Your feedback

Focusing growth

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

Agree

Tell us why

Don't want to see valued land especially horticultural eaten up by housing

Accessible local centres

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

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

Agree

Tell us why

Good to lessen the need for private cars

Avoiding hazards

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

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

Agree

Tell us why

The recent flooding!!

Resilient infrastructure

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #1628

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Your feedback

Focusing growth

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

Agree

Tell us why

Around the world this is strategy used. Denser housing is a must in areas close to train stations and walking distance to main working districts

Accessible local centres

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

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

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

Agree

Tell us why

I'm currently holidaying in London, in a suburb an hours train ride from the city centre. Here I am 5 mins walk from the train, bus stop, supermarkets and the local shops. It is better for the environment as walking is easier than driving and better for health

Avoiding hazards

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

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

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

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

Agree

Tell us why

These once in a lifetime floods have happened 3 times in 5 years in parts of auckland.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

The effects on housing from.the weather events is potentially exacerbated by building in previous natural run off areas.

Other feedback

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

Future Development Plan 2023 #1741

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Your feedback

Focusing growth

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

Disagree

Tell us why

It will creat more congestion in all ready crowded suburban streets , people are parking on yellow , lines etc and putting strain all resources off the area as it wasn't designed for that much population

Accessible local centres

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

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

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

Disagree

Tell us why

New hubs , and infrasture on out skirts off Auckland , with Schools and facilities

Avoiding hazards

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

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

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

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

I don't know

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Areas that have already been classified as future urban should not be declassified, as we have bought in this area for this reason and it was the main selling point off the real estate agents , the area is Opaheke , Papakura

Future Development Plan 2023 #1817

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Your feedback

Focusing growth

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

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

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

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

Agree

Tell us why

Accessible local centres

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

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

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

Agree

Tell us why

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Tell us why

Other feedback

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

Future Development Plan 2023 #1851

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Your feedback

Focusing growth

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

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

Agree

Tell us why

I agree with condition that the infrastructure to support this intensification is paramount roads electricity sewers drains parking hospitals are all prioritised or you are wasting your time.Above everything you need to stick to a budget and stop asking for more tax and rates above the rate of inflation,

Accessible local centres

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

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

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

Agree

Tell us why

It's easier to concentrate services in these areas and better for local businesses

Avoiding hazards

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

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

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

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

Agree

Tell us why

It's common sense but those decisions are so very important bad ones will put us back to square one

Resilient infrastructure

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

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

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

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

Agree

Tell us why

To much concrete means I where for water to go

Other feedback

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

Everything revolves around money. So the right decisions are essential and sticking to the budget even more so

Future Development Plan 2023 #1899

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Your feedback

Focusing growth

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

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

Agree

Tell us why

We have been concerned by the loss of prime agricultural land that is needed for food production.

Accessible local centres

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

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

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

Other

Tell us why

It's a nice idea but practically it does not look like Auckland and I don't think it ever will on any scale.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Sound thinking and common sense need to be applied to the consent process. Recent events show that property should never have been built in some of the locations it was.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

I broadly agree but have no idea what Mauri-enhancing means. Resilient infrastructure should have nothing to do with race in a multicultural city such as Auckland.

Other feedback

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

Future Development Plan 2023 #1930

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Your feedback

Focusing growth

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

Agree

Tell us why

We should follow other cities of the world where suburbs consist of apartment blocks for residents. this creates close communities and ease of transport hubs.

Accessible local centres

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

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

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

Agree

Tell us why

A sound idea and something to stop the urban sprawl using up our fertile farm lands needed for food production.

Avoiding hazards

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

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

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

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

Agree

Tell us why

Again anything that will ensure the safety of residents, both current and future.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Anything that will prevent the horrendous flooding of late.

Other feedback

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

For every new house/unit built the contractors should plant a tree.

For every new house/unit built the contractors should use less "solid" concrete for driveways to allow the water to drain - new technology is available for this..

Future Development Plan 2023 #1950

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Your feedback

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

Disagree

Tell us why

More greenfield with servicing centres required

Accessible local centres

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

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

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

Agree

Tell us why

Not to the detriment of car users

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #1971

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Your feedback

Focusing growth

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

Agree

Tell us why
keep it simple

Accessible local centres

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

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

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

Agree

Tell us why
keep it simple

Avoiding hazards

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

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

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

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

Agree

Tell us why
keep it simple

Resilient infrastructure

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

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

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

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

Agree

Tell us why
seems best way forward

Other feedback

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

hope we can get majority support to make Auckland a better city as its a mess right now

Future Development Plan 2023 #1992

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Your feedback

Focusing growth

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

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

Disagree

Tell us why

densifiication does not make a city better to live in. It makes ghettos. Policing becomes even more of an issue. It also causes even more issues with storm water run off in our evolving climate
We need a different plan with industry moved out to the periphery and homes on the inside to allow access for work, and also goods in and out of Auckland (the French model of town planning). It makes the join with existing infrastructure (road, rail) easy

Accessible local centres

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

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

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

Disagree

Tell us why

see above. Further, there is no way an average household can do the weekly supermarket run by bus cycle or walking

Avoiding hazards

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

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

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

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

Agree

Tell us why

Resilient infrastructure

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

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

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

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

Disagree

Tell us why

mauri-enhancing. what does this mean?
You cannot increase housing density and manage storm water, sea level changes and transport

Other feedback

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

densifiication does not make a city better to live in. It makes ghettos. Policing becomes even more of an issue. It also causes even more issues with storm water run off in our evolving climate

We need a different plan with industry moved out to the periphery and homes on the inside to allow access for work, and also goods in and out of Auckland (the French model of town planning). It makes the join with existing infrastructure (road, rail) easy

Future Development Plan 2023 #2047

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Your feedback

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

Disagree

Tell us why

The existing intensive development lead to poorly built and horrible hellholes with little services available.

Accessible local centres

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

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

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

Agree

Tell us why

prevent having to travel too far for services or work.

Avoiding hazards

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

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

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

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

Agree

Tell us why

And don't forget to stop all development in the volcanic field.

Resilient infrastructure

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

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

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

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

Agree

Tell us why

Other feedback

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

Future Development Plan 2023 #2082

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Your feedback

Focusing growth

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

Agree

Tell us why

Its much more energy/environmental/transport efficient to build up than out. The culture of how to live must change so people get used to high rise buildings of flats/appartments instead of traditional 1/4 acre section mentality.

Accessible local centres

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

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

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

Agree

Tell us why

as above

Avoiding hazards

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

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Its rediculous to think otherwise.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Subsidise solar water and electricity generation by individual households.

Future Development Plan 2023 #2135

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Protection of growing lands around the Pukekohe area is paramount. However, we do need to be mindful of not building areas of such high density that parking and green space becomes difficult

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

While this sounds like a great thing in theory the reality is people want variety in their shopping experience and quality of goods. This means getting to business and shops which are not necessarily close to these areas so car parks and roads wide enough to travel on are a priority

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Infill housing and high density on infrastructure not designed for such with less porous surfaces will make the situation worse

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

I dont know what mauri-enhancing is therefore I can not comment on this

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2191

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Public infrastructure lags behind to the point where Auckland feels overloaded.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

The answer here depends on so many other considerations and questions.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2229

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We need green areas to stay. No more housing

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Makes more sense than being far out

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Look what happened in muriwai

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2241

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Jamming more people into a smaller space is not conducive to an enjoyable living environment. Spreading out with parks, bush / forested areas and walkways between suburbs with good house sections and roading networks linking the suburbs is a much better outcome than that currently being created by the Council and Central Government.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Stormwater engineering needs to be

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Rain gardens and swales are only effective if they are maintained appropriately. There is plenty of evidence in new suburbs around Auckland that swales and rain gardens are clogging up and are therefore not effective storm water treatment systems. Low maintenance, high capacity storm water systems that do not clog up are required.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#2241

[redacted]

Subject: Objection to the Proposed De-zoning of the Gatland Road Catchment Area

Dear Auckland City Council,

I am writing to express my deep concern and strong objection to the proposed de-zoning of the Gatland Road Catchment Area, (Map attached) as outlined in the recent announcement by the Auckland City Council. It has come to my attention that the council intends to revert this area from its current future urban zoning to rural, a decision that appears to be highly illogical and detrimental to the surrounding community.

The Gatland Road Catchment Area holds immense potential for residential development, as it is conveniently situated amidst an already zoned residential area and adjoins a large property (8 Gatland Road) which has a recently approved consent to develop over 300 residential dwellings. This proposal to change the zoning to rural contradicts the existing development sentiment and the logical progression of urban expansion in the area. Such a decision would hinder the growth and progress of our community, negatively impacting not only the residents but also the overall economic prosperity of Auckland.

Furthermore, rezoning the Gatland Road Catchment Area to rural would disregard the evolving needs and aspirations of the community. The demand for housing in Auckland is continuously rising, and it is crucial that the City Council recognizes and responds to this demand effectively. By rezoning this area to rural, the council would be inhibiting the opportunity to provide much-needed housing options for the growing population.

Additionally, the proposed de-zoning would be a wasteful allocation of resources and infrastructure. The surrounding areas have already been zoned residential and are on the brink of development. By rezoning the Gatland Road Catchment Area to rural, the council would be squandering the existing investments in infrastructure and services that were intended to support residential development. This action would result in unnecessary costs and inefficiencies, which could be avoided by aligning the zoning of this area with its surrounding regions.

I urge the Auckland City Council to reconsider the proposed de-zoning of the Gatland Road Catchment Area and to maintain its current future urban zoning designation. This decision would be consistent with the logical progression of urban development, the needs of the community, and the efficient utilization of resources. It would contribute to the creation of a vibrant, sustainable, and well-planned city that caters to the present and future needs of its residents.

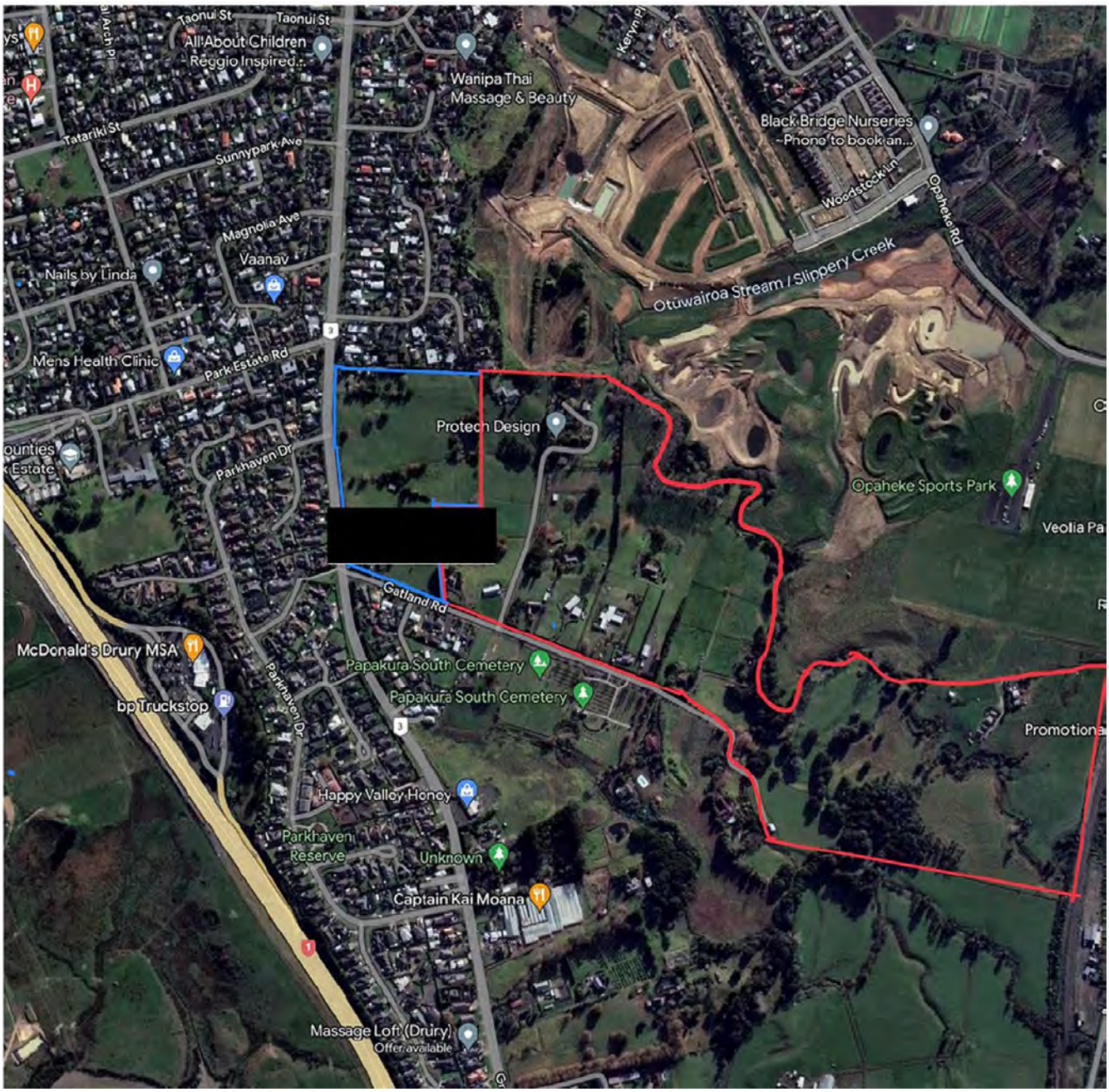
I kindly request that my objection be taken into serious consideration during the decision-making process. I believe it is essential for the council to engage in a thorough consultation with the affected community, experts in urban planning, and other stakeholders before finalizing any changes to the zoning of the Gatland Road Catchment Area.

Thank you for your attention to this matter. I trust that the Auckland City Council will act in the best interests of the community and make a well-informed decision that promotes sustainable development and enhances the quality of life for all residents.

Yours faithfully

[redacted]

Aerial View Of Gatland Road Catchment Area



Future Development Plan 2023 #2263

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Denser neighbourhoods allow for greater access to goods and services. They also discourage driving and encourage active transport options.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Daylighting streams and other measures to increase the 'softness' of our built environment not only reduce the impact of significant natural events, but it also increases the aesthetic appeal of the area.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2266

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I do agree with 50% of this approach, but we should look at cluster developments with their own infrastructure and services, away from the city. This way the roads, power water and phone delivery can be distributed and not lumped together in a dense city area. Dense cities generally do not provide healthy living arena. Air pollution plus social issues arise. Playing fields and parks are limited. Traffic congestion is a big environment problem on its own and our city has many and long congestions already. We still have the same old roads/motorways etc. No room to enlarge due to existing housing and structures.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

"Easy access to business and work by walking and cycling is a myth". Yes public transport may help but road/rail enlargements are limited due to buildings, services lines etc.
Try to set cluster developments with business and work centres set up there too. Look at Australia- it is looking and doing town centres away from main cities.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Agree with this. The reason that we looked at these areas for potential growth is due to limited sites in the city area. Some city areas where we have densely built are full of hazards anyway- look at Tamaki/Kohimarama sites- why dense such areas more. Infact beware of earthquake /tsunami threats that will accentuate problems in dense cities. City fringes to be limited but look at clusters suitably away from cities.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

That is good reason not to overload cities. Look at smaller towns at suitable locations from the hub . These towns to be planned with their own infrastructure and business growth.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes limit the area size of Auckland city but start smaller town centres at suitable locations say 15 to 20 kilometers away. Growing Pukekohe for example, Pokeno, then Pukekawa etc. These will be clean, reliable and eco friendly centres for people to safely live.

Future Development Plan 2023 #2275

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Dear Sir/Madam,

I'm distraught to see that the 'Draft Future Development Strategy' is proposing to take out some areas from the unitary plan including our land on Jack Paterson Road Opaheke.

Given that there is housing shortage across Auckland and there is desperate need for housing your decision is hasty and counterproductive.

Many people including us have invested millions of dollars based on the unitary plan announced by Council and the lands were advertised as "future Urban". This could have wider impact on several individuals and families and could lead to hardship, financial losses, ill health etc.

Furthermore, all these areas are frozen due to "future urbanization" plans and hold back many people from making best use of the land.

I humbly request you to reconsider your 'draft Future Development Strategy" and move ahead with the original Unitary plan to allow development from 2028 onwards.

I have spoken to some neighbours, and they are equally dismayed at this 'draft' decision. I sincerely hope that the Planning, Environment and Parks (PEP) will reconsider their decision, or I can see the residents of these area taking the council to Court.

FYI the Waikato city council has to back track similar decision not long ago.

Sincerely yours,

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Auckland needs more housing and more land need to be freed up.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Allow the Unitary plan to follow it course

Future Development Plan 2023 #2303

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I believe it creates diversity and community in the areas rather than our current sprawl. Less travel, less taking of existing rural land and resources.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Being able to utilise public transport better.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Have already seen the damage in these areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2318

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

If we are going to increase the population in existing Auckland urban centres then we need to improve our public transport i.e. less cancellations, faster trains, more carriages. People can't get to work due to too much traffic and poor public transport already. Auckland is bursting at the seems.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I live urban but I still cant walk anywhere - its more than 30 minutes to get to public transport or shops from my house. It doesnt work.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Create more business centres outside of the CBD which is currently inaccessible to most people due to our terrible traffic and public transport. Move offices out of the CBD or the University.

Future Development Plan 2023 #2324

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

infrastructure is not adequate to deal with high density housing in the city and this leads to flooding, sewage issues which will only get worse. Band aid fixing is not acceptable.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The public transport is unreliable, slow and dotted around, so not easy to get anywhere directly without having to catch at LEAST two modes of public transport. Many people will not walk (or cant be bothered to) more than 200m from where they live. Living rural it is practical impossible to use public transport!!

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

too many disagreements to please everyone, too much wasted money will be spend on consultants, Maori treaty implications, and superficial beautification, therefore a plain (no frills), simple common sense solution will not see the daylight.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Cut the amount of highly paid bureaucrats and consultants by half - then half the problem is solved! Have a budget - stick to it! fix issues that need urgent attention first, stop starting multiple new projects willy nilly, until the old ones are all completed. Stop and think before ripping up work already done to add a cycle or bus lane, only to pull it apart again due to public outrage, or shoddy workman ship. Impose late penalties on contractors (and stick to it!) - especially road works. Keep things simple - don't let the artists and ideologists dabble with pretty pictures of what an ideal city looks like (pretty things get vandalised and cost a lot more)!! We need to take a good look at the Auckland councilors and board members we have and cull the career politician/councilors, we need experienced (preferably with a business knowledge), practical, not lead by ideology or treaty co-governance who work for ALL New Zealanders. I live in hope.....

Future Development Plan 2023 #2325

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Need to be close to public transport

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Less reliant on private vehicles

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Makes sense not to build in high risk areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Makes sense to use nature based research

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2435

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2524

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2528

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The two area of rezoning from future urban to ruaul zone is located at Takaanini and Drury East. We do not agree of these changes because the location of the two area is exactly where you want development and meet's the criteria that the council have setout. For example, both zones are located along Mill Road (which is subjected to upgrades of $100+ mil) and existing developed area (Flatbush, Takaanini and etc). They are also located at area with existing infrastructures such as the Takaanini train strain. This rezoning with be a waste of money and potential. Environmental hazard should be minimised through engineering design and etc.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I am the owner of a property that will be affected from the rezoning. We brought the property recently under the understanding that the property have development potential as it's (future urban zone). If the zoning does happen we will lose millions in investment which is likely to result in us to take legal action against the council. I believe that there a many people/businesses in similar situation like us in those area and we strongly suggest the council to reconsider.

Future Development Plan 2023 #2550

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Density in and around the inner suburbs and town centers and transport hubs should help with future congestion.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Public transportation services etc.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2559

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2592

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Stop using up productive land that support the quality of life in the region. However, the current housing developments are not well planned, they need more transport infrastructure or else they'll be choked up, horrible places to live, with no backyards to give people positive home lifestyles.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2595

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Because greater intensification reduces transport needs, commute times and minimizes environmental damage from unrestricted sprawl.
I would, in fact, like to see Council go further, and totally restrict all greenfield growth on the Northern and Southern borders of the city.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This style of intensification reduces overall infrastructure costs and allows for the development of more and more thorough services within more densely populated centers.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

This measure is far too half hearted and with result in no meaningful action. This section needs to be re-written with more specific goals and detailed intended outcomes for both mitigation and retreat.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Because this is the overall best choice in a climate crisis.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2609

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

There is no inferstructure, that must come first, at developers cost

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Serviced are available

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Flood risk is rising. Developers carry no liability

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes, require all new design to have more parks and cycleways

Future Development Plan 2023 #2695

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

As someone who lives in an outer suburb, whenever I go into the inner suburbs the signs for scarce resources compared to residents is often obvious. So while this approach may work for some newer existing suburbs, it probably wouldn't work well for the inner city and surrounding surburbs.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2700

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Spreading out developments across the Auckland area and creating more satellite suburban areas can indeed have several advantages. It can help avoid over-intensive development in existing urban areas, which can lead to congestion, resource waste, and reduced quality of living for Aucklanders. By utilizing land more efficiently and opening up new opportunities, such an approach can stimulate the economy and potentially reduce property costs. Let's explore these points in more detail:

Congestion reduction: Concentrated development in specific urban areas can result in increased traffic congestion, especially during peak hours. By distributing developments across the Auckland area, it is possible to alleviate some of this congestion. New suburban areas can provide alternative residential and commercial centers, reducing the need for everyone to travel to a few central locations.

Resource efficiency: Intensive development in limited urban areas can put a strain on resources such as energy, water, and infrastructure. Spreading out developments allows for more efficient utilization of these resources. It enables better planning for utilities, transportation systems, and other essential infrastructure, reducing strain and waste.

Time savings: When developments are clustered in one or a few areas, residents often face longer commutes to work, school, or other amenities. By creating satellite suburban areas, people can

live closer to where they work or have access to essential services, reducing travel times and improving overall productivity.

Improved quality of life: Over-intensive development in urban areas can lead to overcrowding, reduced green spaces, and increased noise levels, affecting the quality of life for residents. Creating more suburban areas can provide opportunities for open spaces, parks, and recreational areas, enhancing the overall living environment for Aucklanders.

Economic stimulation: By spreading out developments, new economic opportunities can arise in different parts of Auckland. Satellite suburban areas can attract businesses, create jobs, and support local economies. This decentralization can help stimulate economic growth and reduce the pressure on a few central areas.
Property cost reduction: Introducing more land for development can increase the supply of properties, potentially leading to a more balanced market. Increased availability of land can help reduce property costs, making housing more affordable for Aucklanders.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
same as above

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Avoiding further growth in areas exposed to significant environmental hazards does not directly address or eliminate the hazards themselves. In fact, immediate attention and upgrade of infrastructure in growth areas exposed to environmental hazards are essential steps to minimize risks, ensure the safety of residents, and lay the groundwork for sustainable development.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Prioritising nature-based infrastructure, may minimize risks, enhance safety, and lay the groundwork for sustainable development. By taking this approach, we can create resilient communities that are well-prepared to tackle environmental hazards while facilitating continued growth and progress.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Spreading out developments across the Auckland area and creating more satellite suburban areas can indeed have several advantages. It can help avoid over-intensive development in existing urban areas, which can lead to congestion, resource waste, and reduced quality of living for Aucklanders. By utilizing land more efficiently and opening up new opportunities, such an approach can stimulate the economy and potentially reduce property costs

Future Development Plan 2023 #2718

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

You are spoiling current suburbs with future ghettos.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Go up up up.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
It's just dumb building in hazardous zones.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
It's common sense - and usually the most pleasing outcome from an environmental and ecological perspective..

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

If Auckland has to grow and I am not sure it does, let them reside in high rises in the CBD and leave the suburbs alone for those who made Auckland home because of the unique nature of the 30 something suburbs that developed their individual peronalities.

Future Development Plan 2023 #2742

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Extremely unrealistic way of living! Already so many problems with developments happening in built up areas too many properties being squeezed on to Tiny sections. Unsightly buildings.

No parking causing streets to be filled with cars. Making it dangerous and unsafe.

Kids have nowhere to play. Rubbish problems. Undesirable neighbours. Extra crime. Infrastructure can't cope with all the extra homes in old areas not enough teachers and classrooms at existing schools for the extra children. Playgrounds aren't being upgraded all looked after.
New developments have their own new infrastructures. No reason to leave your area. Clean tidy.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This can be done when building new development areas. No need to do it in built-up areas already.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

New developments are set up for climate change. Older areas of Auckland are not so why would you try and force everybody to be built-up in areas that cannot handle climate change?

Future Development Plan 2023 #2753

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

What is the point of building congested, high density housing in urban areas where people cannot afford to buy them in the 1st place, and we lack the space in these areas to expand necessary infrastructure (schools, hospitals, etc)? Until the cost to buy a house in Auckland drops by 50% (I.e. never), we must expand to the regions where land is cheaper and thus so are houses.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Most Aucklanders are reliant on personal transport to move around. I commute by pushbike, but it is inherently dangerous due to the complete lack of suitable cycle lanes in south Auckland where I live.
Buses are a joke. You need to drive to the bus stop to catch a bus. This is not London, people.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Drury is my local area. This council has allowed Stevensons to develop a major industrial subdivision which saw them raising the ground levels by over 2 metres (due to it being flood plain). They have channeled the Hingaia Stream down these 2 metre deep channel s towards Drury township, where in times of peak water flow (I.e. flooding), the waters then flood Drury township. Normally the stream was able to flood out onto the natural floodplains which no longer exist. I have no confidence in this councils capability to manage this type of natural hazard.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
See previous example. Stevensons had deep pockets, so money talked.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Stop procrastinating. Get the Mill Road corridor underway. This city is fast becoming an undesirable place to live. We are encouraging our son to leave as soon as he finishes his education.

Future Development Plan 2023 #2768

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The roads are already at max capacity, introducing more higher density areas are just going to add to the current traffic woes, carparking issues, flooding zones and anti-social behaviour that a lot of people are already experiencing.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Nice in theory, but everyone in NZ needs a car cause public transport is shocking, expensive, takes longer to get anywhere. It's going to add to more congested areas, parking frustration, and

heighten more flooding zones, cause the storm water system is not up to scratch and less run off areas.
Also you have spent so much on cycle lanes and it doesn't seem like many people use them. Look at the one between Karaka and Takanini. The motorway traffic is chaos, yet there is a wide cycle lane that no one seems to be using. How are you going to take revenue from a cyclist for these lanes? Also what's the use of building a massive cycle lane that doesn't really go anywhere...at least make it go to the CBD in the most direct direction, then you might have some users.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Do not approve building in flood zones, or on coastal edges. Its that simple! Erosion is a natural process and going to happen, so why approve buildings near cliff/coastal edges?! The more buildings in these areas, the more disaster will occur, resulting in the rates payer again paying more for their compensation.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Do not approve buildings that don't have enough carparks. Its nice in theory to cut down on cars per household, but being realistic, these condense housing blocks are just causing parking on berms and clogging main streets.

Working with police to stop crime, break-ins and ram raids. Boarded up windows and metal bars across shops is not a great look for the community, nor for tourists that visit.

Cut the spending on items that don't provide ROI. Spending thousands/millions on art insulations, statues etc doesn't ease hardship for Aucklanders. Raising rates to crazy amounts, that don't even represent the value of the house is unethical and unjust. Also review what the employers are getting paid at the council, some really aren't worth their wage. Don you really need all these boards and consultants?

Future Development Plan 2023 #2797

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

It makes sense to build up rather than spreading further out and creating mor congestion. As immigrants from other countries shift here they are more comfortable with a denser population in the greater city area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

If access to requirements is close to hand a lot of people will just remain in the area they live, so reducing demand on our roading etc

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This is a good approach, but also need to look at things like keeping on top of maintenance issues and rubbish removal to stop drains filling up, better erosion control put in place as well.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

We have suffered both ends of the scale with water shortages, it should become a mandate to have large roof areas used to catch rain water which can be used for non drinking purpose, this will help reduce waste water from catchments like roofs etc and help with water shortages in the future.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2821

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Roads in Auckland are already overcrowded; no decent train or bus services, i.e. how do I get from South Auckland to North Shore, or even East Auckland, if I don't have a car? No trains available and it would mean multiple buses. New housing is definitely not attractive, especially to families - no gardens, no space for more than one car.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Housing being built near these areas is apartment style, and not even attractive apartments.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

New housing areas are preventing rain from having anywhere to run, hence flooding is caused. Previously 'green' areas are being concreted, paved, so no opportunity for rain to be absorbed into the ground.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

This isn't a new issue so why hasn't anything been done before know. Why wait for a disaster to occur before reacting?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Take the industrial areas out of Auckland, give companies an incentive to move to other areas and spread the workload around the country. I, personally, have lost faith in Auckland Council in the last 10 years, and I know I'm not alone in this opinion.

Future Development Plan 2023 #2837

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

I don't know

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #2966

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

How about growing other cities? NZ is not all about Auckland. By growing Auckland you are making it increasingly unlivable - traffic, parking issues, in suburban streets, infrastructure issues, high rises next to existing properties so blocking out sun causing damp houses etc etc.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

But it won't help rushhour as people frequently work far from home. Again, grow other cities.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Weak and wishy washy. Only grow in totally safe areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

As above - Auckland is huge enough and we have an enormous amount of catching up to do with infrastructure, just to meet today's needs. Stop growing Auckland. Increase other cities. Make other cities attractive to live in with more amenities.

Future Development Plan 2023 #2988

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Urban intensification is already beyond tolerable levels. Improved infrastructure in existing areas whilst building out greenfields is better.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Infrastructure has been the slowest and worst works by the government so far in Auckland. We would not have these issues if the works were done in a reasonable time e.g. Papakura/Takanini motorway extension taking well over 10 years???

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

If Auckland Council would be more efficient at upgrading our existing and future infrastructure this wouldn't be an issue. Every single roadworks that I've seen has been there for too long. I believe that the councils focus should be on optimizing infrastructure construction as that is holding our city back far more than the need to intensify due to lack of infrastructure. I live in Papakura, worked all over Auckland from early morning starts at the City Rail Link to graveyard shifts in logistics.. I have seen every angle of our poor infrastructure construction. Reliance on incumbents has slowed our cities progress beyond measure. Shop internationally for potential contractor's to get work DONE.

Future Development Plan 2023 #2995

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Anything to intense just leads to ghettos. Every dwelling needs a garage, people will never give up there cars.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

BUT!! you're talking about a small number of people, what about trades-people who travel all over the place. People who have businesses somewhere but live elsewhere.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I seriously question the IQ & logic of the people who signed off development at the bottom of a cliff or beside a stream or very low lying area anyway. Start by getting smarter people.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I'm not sure that's going to be easy around Auckland.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Fix public transport a MUST. A lot of people come into Auckland city to work, from north & south, small towns etc, the motorways are chocker at the start.

Future Development Plan 2023 #2997

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

There should be a limit on the number of intensive housing per street since the infrastructure are not revised to meet the density of the people like utilities, drainage and traffic flow. Furthermore, the number of Kainga Ora housing should also be limited per street since they have occupants that are abusive, anti-social behaviours which impacts a lot of law aboding neighbours. These law-abiding and tax paying citizens are the one having to adjust their life and be afraid for their safety and security since Kainga Ora is very slow to response and Police response is also limited.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

This should be spread out since the infrastructure and traffic is not meeting that increase in population density. Plus, public transport including is also not reliable which means people still have to rely on their own car. These high density housings does not include car parks and relies on street parking making it hazardous.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

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Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

With climate change, I agree having these nature based infrastructure including plans to incorporate these in current infrastructure, buildings and even in housing/building regulations.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3041

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Intensive housing reduces the green area around homes and areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

I don't think is possible unless you are going to remove housing to put in industrial arras

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

If we build in areas that are known to be at risk this is poor planning

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

If you are suggesting more green areas around housing then this is a positive. However as you have suggested putting in industry then there is a clash to your planning!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The rise of condensed houses as experienced in other countries leads to cramping and unsocial living

Future Development Plan 2023 #3098

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Strongly disagree, Auckland need more land for future development. It would be unfair for the exisiting land owners and purchaser who purchase these land that would be zoned for future urban to lose zoning or pushed back potential developmental time. Auckland council want to save money for infrastructure and sacrifice the originally planned land for development is very very shortsighted.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3099

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Build some fucking infrastructure that actually benefits people now, our public transport system is a fucking shambles and we have a new train station in the CBD coming that doesn't actually promote more public transport usage, it just means you don't have to walk 500m or so to get to the skytower. How about transport that supports travel to suburbs that aren't adjacent to the motorways already around Auckland and instead providing low cost transport to every suburb that is efficinent and reliable and not just 'more busses on roads' cause that doesn't work. Ask Japan to sort out NZ transport and fuck right off out of the council

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Build some fucking infrastructure that actually benefits people now, our public transport system is a fucking shambles and we have a new train station in the CBD coming that doesn't actually promote more public transport usage, it just means you don't have to walk 500m or so to get to the skytower. How about transport that supports travel to suburbs that aren't adjacent to the motorways already around Auckland and instead providing low cost transport to every suburb that is efficinent and reliable and not just 'more busses on roads' cause that doesn't work. Ask Japan to sort out NZ transport and fuck right off out of the council

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Build some fucking infrastructure that actually benefits people now, our public transport system is a fucking shambles and we have a new train station in the CBD coming that doesn't actually promote more public transport usage, it just means you don't have to walk 500m or so to get to the skytower. How about transport that supports travel to suburbs that aren't adjacent to the motorways already around Auckland and instead providing low cost transport to every suburb that is efficinent and reliable and not just 'more busses on roads' cause that doesn't work. Ask Japan to sort out NZ transport and fuck right off out of the council

Future Development Plan 2023 #3111

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We do not have the inferstructure for the intensification you propose. I also fail to see how you will be able to put it in place considering you can't even maintain the inferstructure we currently have.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Being in close proximity does not make you more resilient and connected. That comes out of a desire to work together which some of our communities are already doing. Pushing us in closer proximity won't change heart attitudes.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Your climate proposals are a joke and are used to manipulate people into where you want them to go.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

I agree in principle. However we already have the most ideal things in nature, man made versions of it will never be better than what nature already provides.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I do not believe we should grow Auckland. At least not in the way you propose. Our tamariki need space to grow and play and be out in nature in their own backyard. Your plan doesn't allow for any of that.

Future Development Plan 2023 #3129

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Rushed such huge decision affecting some many rate payers. Knee jerk reaction " carbon problem". Where New Zealand doesn't produce any significant emissions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

How about thousands who pay rates in the outer centre who are being punished in the most undemocratic way possible

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

We all know this pie in the sky stuff. NZ is not significant producer of any significant emission at all yet, we being punished to make nz global example.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

We are marginal producer of climate change of any at all. So the little we do are only for political reason. But will have huge impact on our day to day and economic financial hardship

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please don’t these changes. Stick to the Unitry plan stop making plan changes every time give us some consistency, earn our trust.

Future Development Plan 2023 #3153

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It has been proven in numerous countries that concentrating development within cities is not an effective approach.

Increasing the population within a city can lead to a decline in living quality and place a significant burden on infrastructure, such as roads, waste management, parking, traffic congestion, and crime. Relying solely on public transportation may not adequately address these challenges. Auckland should avoid repeating the mistakes made by cities like Tokyo, Beijing, and New York. Instead, the best approach to development is to build satellite cities.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3169

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3174

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Most definitely!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
This can be not only useful, but tastefully beautiful at the same time

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The focus should be close to railway stations, as rail is the future way of moving big numbers of people without creating motorway congestion.

Future Development Plan 2023 #3259

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Won't work

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Object to changes of designation of FUZ

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
Sun determines climate not taxing people

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Object to changes of designation of FUZ

Your consultation is a farce ... most people don't know about it

Future Development Plan 2023 #3268

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

There is still plenty of development area available in existing zoned areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Need to make best use of existing infrastructure like rail, motorways and water asseets

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Better uderstndung if flood plain areas is needed

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Just make infrastructure that is efficient and reliable

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3296

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

In Gatland Road, Opaheke, we have existing urban development at our doorstep.

Gatland Road has the opportunity to provide Focus Growth, is easily accessible by roading and rail, can avoid hazards such as flooding through good planning, will not blow out existing funding requirements and most importantly provide a green haven for all residents in the area.

Opaheke Park. A 36 hectare regional park (including Sports Fields) across Slippery Creek from Gatland Road. What an ideal scenario – a mix of housing types and density with all residents being able to have easy access to a green environment for walking, exercise, sport or for just a breath of fresh air.

Bellfield Residential Development. Bellfield earthworks will be completed this coming season. Residential housing will be right next door to some existing Gatland Rd properties and borders two Gatland Rd properties across Slippery Creek. Several properties in Gatland Road border Opaheke Park.

Gatland Road land owners affected by this proposed change (FU to Rural) believe that good Future Urban planning to Urban would result in a quality residential development with a mix of housing well out of the flood plain and open green spaces for recreation and enjoyment which manages the water overflow/sponge effect for future generations.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Gatland Road Future Urban properties at present tick these boxes (including notes above)

Gatland Road leads onto Great South Road as a key Auckland arterial route. This has bus services at the end of Gatland Rd. The motorway runs parallel to the Great South Rd.

The main trunk rail route is very close to Gatland Rd and the new railway station in Drury is 3.9 km away. The existing Papakura train station is 2.9 km away.

Therefore Gatland Road is right on public transport networks.

Private vehicle use should decrease with more job opportunities being established in our Drury community. These being the industrial Park in Stevenson's Quarry, Kiwi Properties development (Sylvia Park Style) in Fitzgerald Road, the Drury Hub establishment, trades people and commerce to support a growing community to name a few.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I agree that we should avoid building in areas of significant risk of environmental hazards.

Our objection is to the Future Development Strategy and in particular our objection is to the proposed dezoning of the Gatland Road Catchment Area.

Gatland Road has the opportunity to provide Focus Growth, is easily accessible by roading and rail, can avoid hazards such as flooding through good planning, will not blow out existing funding requirements and most importantly will provide a green haven for all residents in the area.

Gatland Road land owners affected by this proposed change (FU to Rural) believe that good Future Urban planning to Urban would result in a quality residential development with a mix of housing well out of the flood plain and open green spaces for recreation and enjoyment which manages the water overflow/sponge effect for future generations.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Again in Gatland Roads case:

Land owners affected by this proposed change believe that good Future Urban planning to Urban would result in a quality residential development with a mix of housing well out of the flood plain and open green spaces for recreation and enjoyment which manages the water overflow/sponge effect for future generations with the ability to respond to ongoing changes.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Our objection to the Future Development Strategy and in particular our objection to the proposed dezoning of the Gatland Road Catchment Area is attached.

It is our belief that this AKL Future Development Strategy has been rushed and the consultation / feedback process which allows for constructive, informative decisions to be made is far from ideal, reasonable or fair. The visibility provided by Council of the AKL Future Development Strategy has been appalling. We were informed of the possible pending change by a Real Estate Agent who provided the FDS Consultation Draft dated 4th May 2023, nothing provided by council in the way of notification through the post or by email. There are still landowners who are still finding out about the FDS today only by word of mouth and by Real Estate Agents offering their advice and assistance. This proposed FDS has wide ranging impacts on people's lives affected and their plans for the future.

We have been paying Future Urban rates since the FDS of 2016 / 2017. If our area were to go back to Rural Council must reimburse the Future Urban rates paid for the last 5 years.

Finally, as per the final paragraph of the objection letter attached:

I trust that the Auckland City Council will act in the best interests of the community and make a well-informed decision that promotes sustainable development and enhances the quality of life for all residents.

[redacted]

19th June 2023

Auckland City Council
Private Bag 92300
Victoria Street West
Auckland 1142

Subject: Objection to the Proposed Dezoning of the Gatland Road Catchment Area

Dear Auckland City Council,

I am writing to express my deep concern and strong objection to the proposed dezoning of the Gatland Road Catchment Area, (Map attached) as outlined in the recent announcement by the Auckland City Council. It has come to my attention that the council intends to revert this area from its current future urban zoning to rural, a decision that appears to be highly illogical and detrimental to the surrounding community.

The Gatland Road Catchment Area holds immense potential for residential development, as it is conveniently situated amidst an already zoned residential area and adjoins a large property (8 Gatland Road) which has a recently approved consent to develop over 300 residential dwellings. This proposal to change the zoning to rural contradicts the existing development sentiment and the logical progression of urban expansion in the area. Such a decision would hinder the growth and progress of our community, negatively impacting not only the residents but also the overall economic prosperity of Auckland.

Furthermore, rezoning the Gatland Road Catchment Area to rural would disregard the evolving needs and aspirations of the community. The demand for housing in Auckland is continuously rising, and it is crucial that the City Council recognizes and responds to this demand effectively. By rezoning this area to rural, the council would be inhibiting the opportunity to provide much-needed housing options for the growing population.

Additionally, the proposed dezoning would be a wasteful allocation of resources and infrastructure. The surrounding areas have already been zoned residential and are on the brink of development. By rezoning the Gatland Road Catchment Area to rural, the council would be squandering the existing investments in infrastructure and services that were intended to support residential development. This action would result in unnecessary costs and inefficiencies, which could be avoided by aligning the zoning of this area with its surrounding regions.

I urge the Auckland City Council to reconsider the proposed dezoning of the Gatland Road Catchment Area and to maintain its current future urban zoning designation. This decision would be consistent with the logical progression of urban development, the needs of the community, and the efficient utilization of resources. It would contribute to the creation of a vibrant, sustainable, and well-planned city that caters to the present and future needs of its residents.

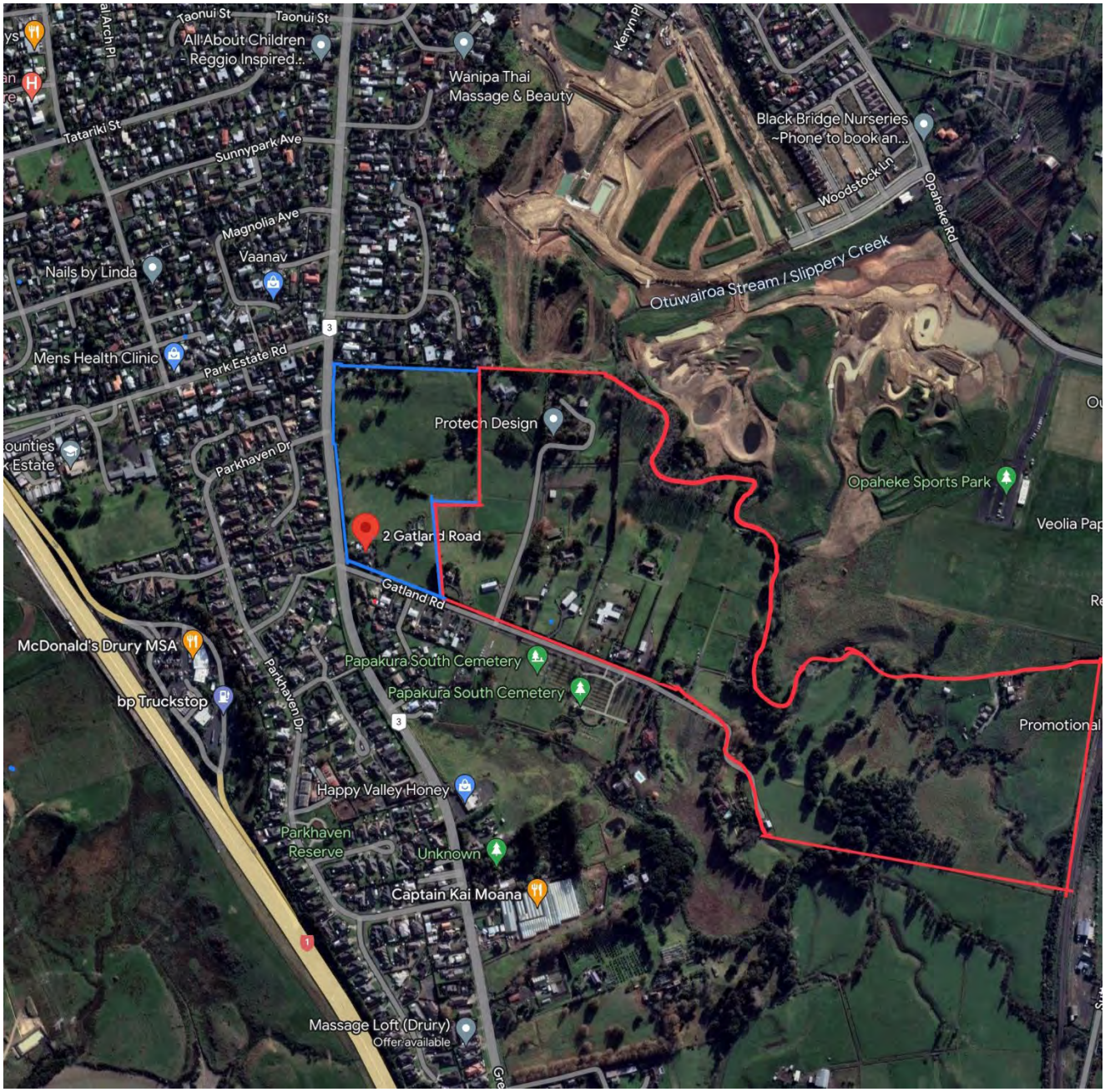
I kindly request that my objection be taken into serious consideration during the decision-making process. I believe it is essential for the council to engage in a thorough consultation with the affected community, experts in urban planning, and other stakeholders before finalizing any changes to the zoning of the Gatland Road Catchment Area.

Thank you for your attention to this matter. I trust that the Auckland City Council will act in the best interests of the community and make a well-informed decision that promotes sustainable development and enhances the quality of life for all residents.

Yours sincerely,



#3296


Taonui St
Taonui St
All About Children - Reggio Inspired...
Wanipa Thai Massage & Beauty
Tatariki St
Sunnypark Ave
Black Bridge Nurseries ~Phone to book an...
Woodstock Ln
Opaheke Rd
Magnolia Ave
Vaanav
Nails by Linda
Otūwairoa Stream / Slippery Creek
Mens Health Clinic
Park Estate Rd
Protech Design
Parkhaven Dr
Opaheke Sports Park
2 Gatland Road
Gatland Rd
McDonald's Drury MSA
Papakura South Cemetery
Papakura South Cemetery
bp Truckstop
Parkhaven Dr
Promotional
Happy Valley Honey
Parkhaven Reserve
Unknown
Captain Kai Moana
Massage Loft (Drury)
Offer available

Future Development Plan 2023 #3320

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

As Auckland resident and Owner of Future Urban Zoned land in Auckland, I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

I strongly oppose the Council's approach to the FDS which focusses almost all of Auckland's growth in existing areas of Auckland for the following reasons:

1. Brownfields feasible residential capacity of 2.3m houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.

2. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

3. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth.

Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

4. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

6. The FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.

7. Perceived funding constraints should not be a reason to limit greenfield development.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. Hobsonville Point has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- Future urban area development should be allowed for in all FUZ zones where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.

- Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of feasible brownfield capacity is completed including business land.

- A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
- Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
- Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3339

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

As Auckland resident / Owner of Future Urban Zoned land in Auckland (delete one) I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

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2. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

3. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth.

Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

4. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

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7. Perceived funding constraints should not be a reason to limit greenfield development.

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9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. Hobsonville Point has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

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· Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
· Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3413

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Yes and No.

Yes, to avoid further growth in areas which are exposed to significant risk of environmental hazards.

No, Takanini area has undergone significant changes in recent years, transforming into a bustling suburban hub with a growing population and increasing traffic congestion. It is becoming increasingly evident that Takanini cannot escape its future as an urban planning area, especially considering the potential risks associated with natural hazards. It is crucial that immediate action is taken to develop the area and upgrade its infrastructure to ensure the safety and well-being of the local residents.

Currently, the main roads in Takanini lack essential amenities such as street lights and footpaths, making it hazardous for both pedestrians and vehicles. This lack of infrastructure puts the lives of residents and the efficiency of commercial logistics at risk. A tragic incident occurred where an individual lost their life while walking along the roadside due to inadequate lighting with open drain side along. This begs the question: Whose responsibility is it to address these crucial safety issues?

To prevent further tragic incidents and ensure the safety of residents, urgent action must be taken by the authorities to develop Takanini and upgrade its infrastructure. Proper street lighting, footpaths, and other essential amenities must be implemented without delay. These improvements are not only necessary for the well-being of the current population but also for future residents as Takanini continues to grow.

By investing in resilient infrastructure, Takanini can better withstand and mitigate the risks posed by natural hazards. Upgrading roads, enhancing drainage systems, and implementing effective safety measures will significantly contribute to the security and resilience of the area.
It is essential for the responsible authorities to take accountability for the current state of Takanini's infrastructure. Collaborative efforts between local government, urban planners, and community stakeholders are needed to address these issues promptly. The safety and well-being of residents should be prioritized, and swift action must be taken to rectify the deficiencies in Takanini's infrastructure.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3457

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I believe that auckland could become substantially denser we want to reduce the need for cars day to day for both the environment and the well-being of the local population

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I think this is incredibly important to the liveability of our city desentivising cars where we can makes for a healthier city system

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

I just don't think it's worth developing disaster prone areas

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Cool idea and can make aucklanders a little more proud of the city they live in and gardens are always a good idea to increase the quality of life in a city

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

PLEASE FOR THE LOVE OF ALL THAT IS HOLY BUY BACK THE PUBLIC TRANSPORT SYSTEM

Future Development Plan 2023 #3502

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The constrain on the public transport will become ridiculous. We need to use our future urban zones slowly that people still keep using their cars and have car parks for them

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3524

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

What I agree with is leaving more land for nature (forests, wildlife habitats).

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I believe no one wants to drive a long way every day to get to their offices/schools. If I can have a job near where I leave and support my life, and can satisfy most of my basic needs (grocery, exercise, access to library), I would stay in this circle most of my time.

And please also put effort into improving the quality of schools and community security. Because for me, I would not stay in an insecure community with low-performance schools even it can support most of my daily needs.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

This idea is very long-term-sighted. And I suggest, besides avoiding those areas with risks, improving the resilience of current areas also requires your input.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Sounds good!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Have you considered leaving corridors for wildlife in the urban areas? Improving biodiversity might be helpful in improving our resilience.

Will you engage citizens in these projects or create some job opportunities for these projects? That might be helpful in improving both employment and people's understanding towards these approaches.

Future Development Plan 2023 #3538

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why
Hi rise apartment complexs

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
less traffic

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
not safe

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why
this will never happen

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

stop new migrants staying in Auckland for 5 years they must settle in other parts of New Zealand this will reduce the over population of this city

Heavy rail fro Puhinui station int Auckland airport on a single track like the system used in Singapore this would be cheaper than a tunnel for trams

Future Development Plan 2023 #3577

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Auckland Unitary Plan is introduced in 2010. The Takanini area is future urban zone. So we choose to live here for a better future and life. Waiting for street lights, waiting for footpath, waiting for better roading, infrastructure and nothing happened. All we get are illegal rubbish dumps on the street, traffic incidents, dangerous roads... etc. Then 13 years later you decide not to include this area. Due to what?! The area was already very well-known way before the unitary plan. We've paid more rates than the residential owners for years. This is hard to understand and not acceptable.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Auckland Unitary Plan is introduced in 2010. Takanini is already in flood zone and categorized as future urban area. Now you change your mind?!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland Unitary Plan is introduced in 2010. The Takanini area is future urban zone. So we choose to live here for a better future and life. Waiting for street lights, waiting for footpath, waiting for better roading, infrastructure and nothing happened. All we get are illegal rubbish dumps on the street, traffic incidents, dangerous roads... etc. Then 13 years later you decide not to include this area. Due to what?! The area was already very well-known way before the unitary plan. We've paid more rates than the residential owners for years. This is hard to understand and not acceptable.

Future Development Plan 2023 #3599

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Please make more wider roads to better manage the traffic

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3608

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Explore future urban areas for new growth and development for sustainable supply of housing and jobs

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It means only limited people from area can use those services and it will be over crowded.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Suitable infrastructure should be in place to deal with those issues.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Future urban areas should be remains as it is and should not be go back to rural or label as a inappropriate to develop.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

More future urban areas needs to develop to meet the needs of growing Auckland population do people can work and live closer to their homes and town center rather then focused on the central Auckland

Future Development Plan 2023 #3623

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We were promised future urban for our land in Opaheke, Waited 8years and with no consultation its all changed. Our land cannot be used for anything else, and it will be stuck in-between 2 large developments Dury and Papakura.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Thats not true, why is Opakeke counted as flooding zone and not Drury.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3691

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3700

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3703

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3705

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Should give every body a chance

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3706

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3708

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3746

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Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3761

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We need to spread out and maintain the living standards in the existing urban areas

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yes local centres

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #3867

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
see attached letter

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
see attached letter

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
see attached letter

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
see attached letter

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#3867

[redacted]

11/06/2023

Auckland City Council
Auckland

Subject: Objection to the Proposed Dezoning of the Gatland Road Catchment Area

Dear Auckland City Council,

We are writing to express our deep concern and strong objection to the proposed dezoning of the Gatland Road Catchment Area, as outlined in the recent announcement by the Auckland City Council. It has come to my attention that the council intends to revert this area from its current future urban zoning to rural, a decision that appears to be highly illogical and detrimental to the surrounding community. Concerningly, the areas targeted on the basic provided maps are only indicative and non-specific in regards to properties that are earmarked for proposed dezoning. Our property is sited 20m above the Slippery Creek Flood plain and completely out of the Flood plain as per Council Geomaps – to be potentially included in the proposed dezoning is confusing and alarming, causing anxiety and stress.

The notification of the zone change was very inadequate with most landowners finding out from 3rd party information or by chance-this is not acceptable given that these changes instantly wipes potentially millions of value off each landowners property. A Mail drop would be the absolute minimum, as council have everyone's address.

The Gatland Road Catchment Area holds immense potential for residential development, as it is conveniently situated amidst an already zoned residential area and adjoins a large property (8 Gatland Road) which has a recently approved consent to develop over 300 residential dwellings. This proposal to change the zoning to rural contradicts the existing development sentiment and the logical progression of urban expansion in the area. Such a decision would hinder the growth and progress of our community, negatively impacting not only the residents but also the overall economic prosperity of Auckland.

There is existing road access, sewer, power, phone available on the roads to be completed on the adjacent properties that already have consent to subdivide close to my boundary. Therefore, the proposed dezoning would be a wasteful allocation of resources and infrastructure. By rezoning the Gatland Road Catchment Area to rural, the council would be squandering the existing investments in infrastructure and services that were intended to support residential development with land being immediately adjacent to an existing residential area providing very desirable sized sections. It is ideal to utilize areas adjacent to existing infrastructure. The public has the right to have access to the choice to have decent sized sections, especially now that infill housing has made single house sections very unaffordable in all city areas now.

The area is no longer going to be very suitable as peaceful lifestyle blocks now that we are going to be surrounded by houses right up to our boundary with lots of extra noise during & after construction. Council is already collecting very high rates now based on future urban usage, It would be quite fraudulent to not reduce the rates & refund the excessive amounts collected from the start of the future urban zone

Furthermore, rezoning the Gatland Road Catchment Area to rural would disregard the evolving needs and aspirations of the community. The demand for housing in Auckland is continuously rising, and it is crucial that the City Council recognizes and responds to this demand effectively. By rezoning this area to rural, the council would be inhibiting the opportunity to provide much-needed housing options for the growing population. The future of Drury involves a work/live balance where people can live close to their workplace and reduce the roading congestion that this city currently has. This proposal sees Council placing their future planning on Brownfields development where little industry/commercial development can occur close to heavily built up residential areas. This goes completely against Council's commitment to reducing climate change as traffic contributes to a significant percentage of carbon emissions.

This area below our property has the potential to have an amazing park setting with the floodplain & river area & retention ponds. There is a possibility of making a great wetland area as part of the flood retention ponds.

We urge the Auckland City Council to reconsider the proposed dezoning of the Gatland Road Catchment Area and to maintain its current future urban zoning designation. This decision would be consistent with the logical progression of urban development, the needs of the community, and the efficient utilization of resources. It would contribute to the creation of a vibrant, sustainable, and well-planned city that caters to the present and future needs of its residents. The proposed dezoning action would result in unnecessary costs and inefficiencies, which could be avoided by aligning the zoning of this area with its surrounding regions.

We kindly request that our objection be taken into serious consideration during the decision-making process. We believe it is essential for the council to engage in a thorough consultation with the affected community, experts in urban planning, and other stakeholders before finalizing any changes to the zoning of the Gatland Road Catchment Area.

Thank you for your attention to this matter. We trust that the Auckland City Council will act in the best interests of the community and make a well-informed decision that promotes sustainable development and enhances the quality of life for all residents.

[redacted]

[redacted]

Future Development Plan 2023 #3912

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Auckland is already very spread out, we need better public transport and cycling infrastructure in the existing area. It is currently appalling

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Absolutely, closer to amenities is ideal, especially when aucklands public transport and cycle lanes are so under developed.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Yes, logical really.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why
I believe we should be prioritizing public transport and cycling infrastructure. People can't get around without cars, and the roads and carparks already can't cope with the population. The biggest issue preventing Auckland from becoming a good city to live in is the inability to travel from place to place easily.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

CRL is a great project, but it will not do nearly enough for the dire transport situation in this city. Why are there level crossings anywhere on the main lines? Why is our international Airport not on the rail network? Why is there no foot and rail link across the Harbour bridge? Why are there no East to west lines? Why are cycle lanes so sparse and disjointed? (They need to be separated from roads by more than just a painted line!). The geography and climate here are fantastic, if locals and visitors could transport themselves easily around the region the city would thrive, businesses would thrive. Auckland could become one of the best cities in the world.. but not until people can actually get around it.

Future Development Plan 2023 #3914

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Public transport and infrastructure needs to be prioritized before building houses and expanding in urban areas. Increasing housing density just means there will be more people on the roads and makes services and facilities less accessible for people.

We need facilities and services that are easy to get to by public transport, walking or cycling.

Auckland is already spread out and most services and facilities are inaccessible without a car. Why are there limited safe cycle lanes? Why does it take 3 buses to get to my local hospital? Why is there no walking or cycling path across the Harbour bridge.

Why are huge housing developments being built in an already condensed area without providing more services and facilties for the influx of people moving to these areas?

If you want to reduce carbon emissions, Why are new housing developments with limited car parking being built so far away from public transport, facilities and services? This leaves only one option to drive a vehicle.

Future Development Plan 2023 #3933

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It won't provide affordable housing as the speed of building houses in existing urban areas will be slow due to infrastructure upgrades and is going to ruin the characteristics of Auckland suburbs and make the city more crowded. It will also cause other problems such as limited school capacity to cope with the increased population within the school zone.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland growth should be focus on both existing urban areas and future urban areas at the same time to achieve affordable housing and speed up the development to cope for the increased population over the next 30 years.

Future Development Plan 2023 #3943

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Preventing urban sprawl is very important to maintain our environment and our agriculture.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Accessing local centres will significantly increase quality of life for many.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Preventing accidents before they happen can save lives.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
Nature is the simple answer to all of this. It will also benefit the health of the population.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Better public transport in South Auckland is essential. Waterways should also have better care taken of them.

Future Development Plan 2023 #4033

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4038

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The transportation will still not be sufficient for small houses in urban areas. There will be no car parks and the public transport wont be up to standard

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

During cyclone Gabrielle takanini did not have any floods. Although we fall under a flood area, there has been no physical evidence of this. All the drains were working properly as there has been large development in the area

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

It makes sense too. But you can’t be prioritising it, you need to be running it with all the other work

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We bought a property for charity in order to make a future investment for the community based charity. The zone changing will mean the property value will drop in half and we will find it extremely difficult to survive with a loss of $2 million dollars

Future Development Plan 2023 #4040

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We deposited our life savings into this investment properties we bought under the future urban zone thinking one day the zone changes to residential and we will getting some return on the money will all go to waste. This will be fraud and we will lose everything we've saved up in this. Council either needs to think about keeping them in future urban zone and allowing zones to change in this or pay for the drop in value of these properties so the owners can survive. Otherwise all these properties will be up for mortgagee sales and council will be the ones blamed

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

What’s the physical evidence of any flooding occurring in takanini or papakura. All the recent weather events and floods but no such event where these towns were completely flooded

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

This needs to go side by side, not be doing jus this

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4051

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Need some greenfields development
You have already allowed 3 separate private plan changes in the Drury area and the transport infrastructure train stations, Drury interchange and SH1 upgrade are already in progress. At 265 Cossey Road our property is immediately adjacent to intensive residential development half way up our road (currently a cul de sac) it would make obvious sense to include all the road as residential

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Need services to support the growing population

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Need to re-survey what are the flood plains after the two January events.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#4051

Submission to Auckland Council on the Draft Future Development Strategy (FDS)

My name is [redacted]

Address

Date

Email

Phone [redacted]

As Auckland resident / Owner of Future Urban Zoned land in Auckland (delete one) I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

I strongly oppose the Council's approach to the FDS which focusses almost all of Auckland's growth in existing areas of Auckland for the following reasons:

1. Brownfields feasible residential capacity of 2.3m houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.

2. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

3. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth. Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

4. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

6. The FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.

7. Perceived funding constraints should not be a reason to limit greenfield development.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. **Hobsonville Point** has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- Future urban area development should be allowed for in all FUZ zones where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.
- Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of **feasible** brownfield capacity is completed including business land.
- A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
- Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
- Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Signed 

Dated 28/6/2023

Future Development Plan 2023 #4063

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

The flooding in the Airfield Rd area of Takanini was significant and due to poor drainage took a long time to clear. I don't support the huge amount of expenditure required to get this to a level where we would be able to build houses there. Its a good idea to remove the Future Urban designation for the Takanini block, especially at the end of Airfield Rd past the new Catholic school.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Very important that we don't build in areas that are going to be impacted in the future by climate change, when really we need to deal with the problems we already have.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The end of Airfield Rd past the current development should stay undeveloped. Putting more urban area here will be very expensive and its a good idea to remove the future urban designation here.

Future Development Plan 2023 #4067

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Because we need Karaka to stay as farmland for growing produce and the like to feed the people living in this city. The Karaka soil is fertile and should not have houses put on it, but to continue to be used as farmland etc.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

To Keep people in these areas to help stop traffic congestion. Auckland traffic is one of the worst in the world now.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

You need to stop developers getting good land re-zoned to urban living and making a lot of money out of that them walking away and leaving the likes of Auckland council and us to deal with all these issues that are out of control, and nobody can afford to fix them.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Years back this is what was happening, and it worked! Yes, go back to this!

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yep, build anywhere else but on the fertile land in Karaka, this is A grand growing and farming land or the local people that own this land will be fighting Auckland council and the developers (Fortland) trying to re-zone Karaka for urban living in court.

Future Development Plan 2023 #4083

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

If you are building all new houses in drury through live and future zoning this is a new area and there is a big industrial area for which people can reside and work in the same area

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Get the transports sorted first

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

This is a hard one as people who have purchased future urban zoning will not be happy if their land is reduced back to rural.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Dont you already do this?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We live at drury so reading up on proposals can you please inform me what area we will be classed in; the proposed new zones Opaheke and Drury East. Which one are we in so I can keep up to date for that area. I look forward to hearing from you. Regards

Future Development Plan 2023 #4142

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I agree intensification WAS the key to help the planet BUT Auckland council in REALITY say one thing and do the other. Drury is an example. Despite overwhelming opposition from the community of Ramarama and Drury the Stevenson project was allowed to go ahead. This project swallowed up and renamed areas of RAMARAMA - see the map showing the area where the rates are targeted for the RAMARAMA HALL overplayed with the Project area. This area included a significant floodplain refer submissions by the community. Despite OVERWHELMING COMMUNITY OPPOSITION.

Go to Ramarma .The project area has no public transport, no rail corridor.

View the project documentation. Millions of tonnes of overburden was moved from the developers quarry raise the land of the project above the floodplain. BUT what about upstream ? Recently the area still floods as it has historically.

The developer within the last few years also proposed to place a large overburden site located in the hills between Pratts Rd and Peach Hill Rd in the vacinity of Maketu Stream .....one could go on.

What I am trying to point out here is that the biggest problem Auckland has is Auckland Council itself in that it allows development to occur where it should not.

In reality Auckland Council restricts /stops the local small landowner but a large developer can come along REZONE neighbours land, and change council plans and develop land to a greater

extent than those previously living there, all the community pays the cost of all the infrastructure to achieve the developers plan. See STEVENSONS DRURY SOUTH BUSINESS PROJECT

Auckland Council says one thing and does another.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Theoretically yes. But first the Auckland Council as we know it needs to be scrapped.

The former councils of the like of FRANKLIN, PAPAKURA, MANUREWA, ETC need to be reinstated. Reason: Auckland Council is too big to consider the needs of local communities and therefore communities loose there soul.
Local communities know what they need. Auckland Council is run by developers and is too slow to react to the immediate needs of a local community.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Stop all growth in significant risk areas.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Half the time taken to commute by train from Papakura Train Station to Britomart by running 2 trains 10 minutes apart but stopping at alternative stops. Cut the stops down from 14 stops to 7 stops. No more infrastructure required. But that would be too simple.

The problem with Auckland is that it that it's direction is dictated to by big developers.\

There is no one on the ground at the community level doing the problem solving as it is required eg. fixing the congestion pinch points in a logical way.

I can name areas where there are streetlights not working trees blocking visibility to road signage and street lighting, pot holes on roading where traffic management vans and men hold up signs all day for the last 6 months, roads that flood ever time there is a good downpour, roads slipping on hill sides -

All Auckland Council staff and elected members should be required to get out in the community away from there desktop exercises and proactively identify the issues themselves rather than waiting for the developers to present projects.

Intensification of brownfield land is required and a more resilient public transport system. The top management at Auckland Transport need to go.

Future Development Plan 2023 #4855

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #4908

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

We do not have the infrastructure and key traffic alternatives than cars to enable further development. Our food production land and native areas should be protected to allow for inevitable climate change. Greenfields development is not the answer

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

East Cape should be an example ...if we wipe out our food producing areas such as Pukekohe, Karaka peninsula etc with greenfield development and more housing we significantly reduce land and are reliant on other prone areas that get hit as hard ad HB/Gisborne. We are significantly putting our supply chains at risk and cost to put in the infrastructure that is needed to be able to enable these large housing developments to exist

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Brownfield development of existing urban areas. Introduction of some fast service trains that don't take an hour to get to cbd and stop at every stop :)

Future Development Plan 2023 #4910

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

I agree to focusing growth in existing urban areas to create a good cohesive community environment for people to live and work in.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree makes for a more connected, sharing community .

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I agree with global warming affecting our climate and weather makes sense to be prepared by appropriate action.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I agree by preparing the land and environment for different weather conditions, will protect both the land and people.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I would like Auckland people to be more caring to Mother Earth our environment and land we live in by being respectful and responsible by placing trash in trash bins not on our pathways and roads.

Future Development Plan 2023 #4938

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why
See attached

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#4938

25 June 2023

Proposed Auckland Future Development Strategy 2023-2053

Submission of [redacted]



Thank you for the opportunity to make this submission. Hopefully the PowerPoint used to create it is not off putting but it helps tell our story.

We are a 70-year-old couple who live in the Drury FUZ with our life savings wrapped up in our land. We face the prospect of our land reverting to rural and the impact on the quality of our retirement is bleak. Hence, we feel entitled to have our say and be heard.

The graphic at left is the Oyster development currently underway. They are our neighbours. And we are delighted to have them as the parkland to the north of the development (top) we think points the way to how much of our land will be used in future. It is sensible use of land which could flood.

But, based on the recommendation to revert a large section of the Drury FUZ to rural under the Future Development Strategy, such an approach is not viable on our land – we will leave it for the cows. We beg to differ.

THE CONSULTATION DOES NOT APPEAR GENINUE

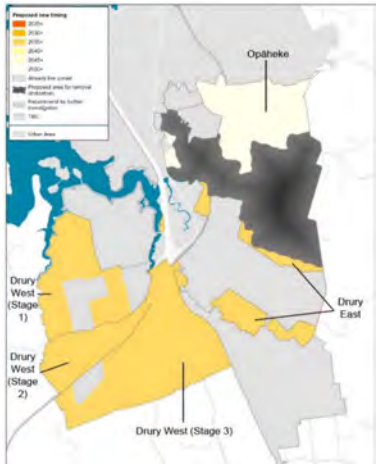
We have sent multiple emails to the planning department (who only work mornings) and made numerous phone calls.

We attended the open day in Papakura.

But we are still none the wiser on what area is proposed to be removed from the FUA. The consultation webpage has no map.

There is an ink blob in the text of the plan (top) or a URL (bottom) which opens an old map of the FUA. This is amateurish.

A fundamental of consultation is to inform people who are negatively impacted. Council has not done so. Thus we are moved to submit based on the assumption we are impacted.



Interactive map - Future urban areas

You can zoom into areas of the map and click on the icons for more ir



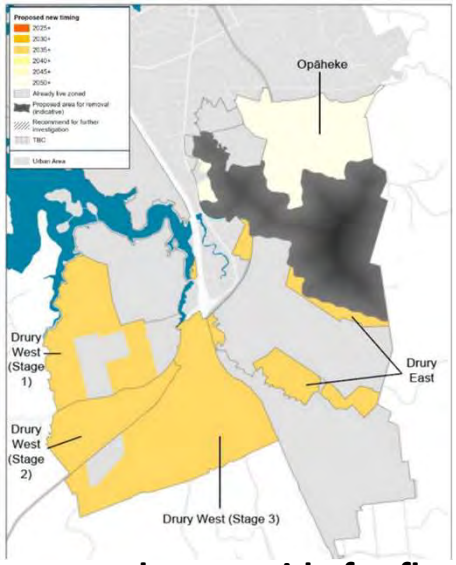
Areas that have already been zoned as urban in the Auckland Unitary

Any change to the FUZ requires consultation … in our view council are clearly not ready for this. You need to get the information to affected people and give them time to respond.

WIPING AN ENTIRE AREA BASED ON THE "FLOOD PLAIN" LABEL AND IGNORES THE HUGE VOLUMES OF WORK UNDERTAKEN BY NZ LEADING CONSULTANCIES WHICH EXPLAIN HOW STORMWATER CAN BE MANAGED.

- Hydrology professionals use the term "Stormwater catchments"- it recognises the scope is broader than occasional weather events.

- The issues of the Drury Stormwater Catchments have been extensively investigated in the past – 2016 A &B, 2019 C, 2021 D and most recently November 2022 in the form of the Waihoehoe Precinct Stormwater Assessment prepared for Oyster Capital Prepared by Tonkin & Taylor and AECOM. The Oyster report runs to **636 pages**. The Consultation Draft of the Auckland Future Development Plan dedicates **2 paragraphs** to justify change in this FUA. Among the Nov 2022 report conclusions are;



  - **Drury stormwater catchments are actually <u>an integrated system</u> – dealing with one in isolation makes no sense**

    "These complex inter-catchment floodplain interactions require that all four affected stormwater catchments are considered together for flood management to ensure that early development in one area does not preclude development elsewhere in the DSPA - Appendix E pp10

- **Flooding is an issue – it requires <u>further study</u> to identify development areas and areas to be set aside for flood management**

  "Drury West (Decade Two) and Drury-Opaheke (Decade Two). These areas are subject to additional, complex flooding hazards with interrelated catchments. Additional flood modelling is required to determine appropriate development areas and areas required to be set aside for flood management. It is therefore appropriate that development of these areas is deferred until 2028+ or until this additional work is undertaken." - Appendix E pp15

It is wrong and going against all the experts to simply black out one part of the total Drury catchment – 2 para v 636 pages !

CHANGE UNDERMINES INTEGRITY OF WHOLE PLANNING PROCESS

You are undermining the whole planning process. Unitary plan sets long term direction with objective of allowing all stakeholders to plan with certainty. This change undermines that. We brought our land with FUZ zoning established in 2018 and have a reasonable expectation this will be retained. Aside from rain over the other side of Auckland and development happening over our fence in the Oyster development, nothing has changed.

A FUZ is not approval to develop – it is actually the device to ensure a planned approach is taken to balance the need to manage stormwater and the availability of land adjacent the city centre for development – be it housing, industry, services or recreational.

The real issues – which are not addressed in the plan - are;

- Funding future infrastructure development
- Addressing lack of stormwater infrastructure and reliance on private water courses that lead to flooding in West Auckland

You don't need to change the FUZ based on the flood plain – the issue is not one flood plain it is how storm water is managed. And this requires looking at the total catchment.

FOLLOW YOUR OWN OFFICERS ADVICE .. BUT DON'T IGNORE THE EXPERTS WHO HAVE ALREADY ADDRESSED THE ISSUE

The Auckland Future Development Strategy 2023-2053. Future urban areas evidence report – for consultation © 2023 Auckland Council, New Zealand June 2023 pp47 provides five options for the Opaheke- Drury FUA:

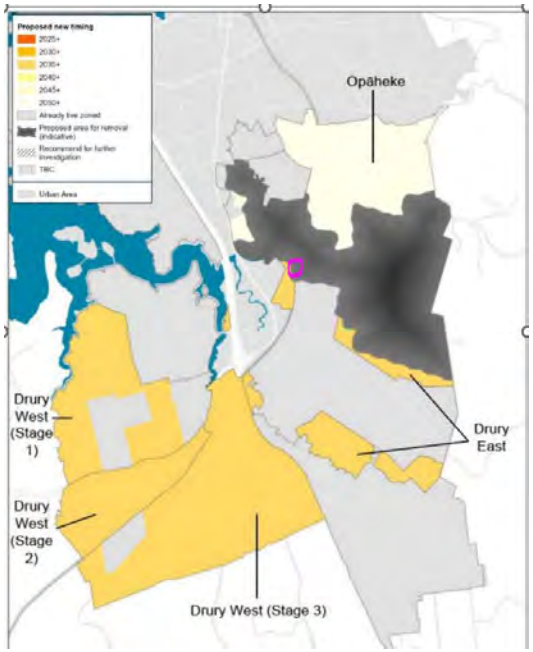
1. Maintain the existing FUA boundaries and sequencing.
2. Maintain existing FUA boundaries and change sequencing.
3. Identify that part or all of the FUAs are not suitable for development. Initiate a council-lead plan change to rezone the FUAs to an appropriate zone that is not future urban or urban.
4. Identify that further investigation is needed to determine if the FUAs are suitable for development.
5. All options were considered, but based on the considerations, a hybrid of "option 2 and 3" are recommended.

We concur with the recommendation – option 5. It maintains the status quo pending a reasoned plan to identify what parts the FUA are and are not suitable for development. This will include Slippery Creek, large parts of which may well have a future role for development, either for housing or as green space. This is not the blanket "ink blob" approach of removing a large section of the current FUA based which is proposed elsewhere in the document.

Thank you.

Submission of [redacted]

WHY WE ARE HERE



We are a 70-year-old couple who live on a small lifestyle block in the Drury

We think the proposal is our land revert to rural … but don't know as council can't tell us what is under their black ink blob – there is no map of the affected area. But don't worry about the detail seems to be the attitude.

But for us, and our neighbours, it has a huge financial impact. It will decimate our life savings and destroy our retirement plans as a change in designation will drive down land values.

Hence, we feel entitled to have our say and be heard.

In our view the proposed change appears rushed, ignores past studies on stormwater management and ignores the social and economic aspects.

JUSTIFICATION OF CHANGE FROM FUZ TO RURAL

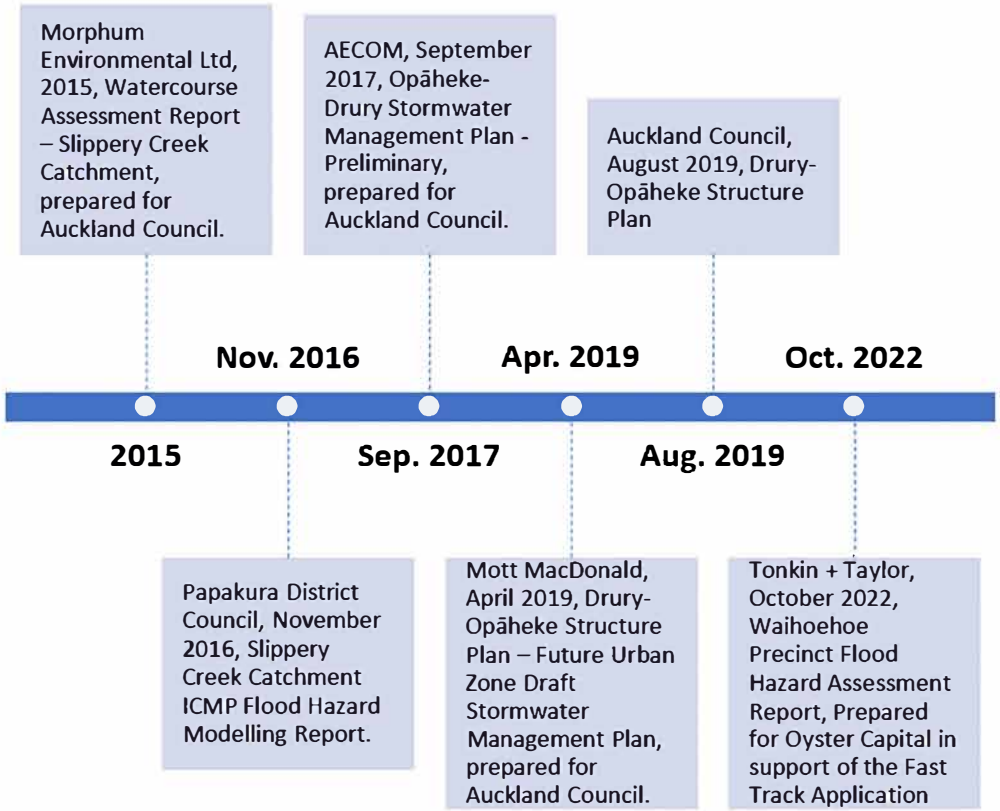
Auckland Future Development Strategy 2023-2053. Future urban areas evidence report or consultation © 2023 Auckland Council, New Zealand June 2023 pp47

Approximately 38% of the FUA covered by the 1% AEP flood plain.	In other words – because 38% of the land (with its current reliance on natural watercourses) might flood once in 100 years then let's wipe 100% !
Isolated pockets of areas subject to high-risk slope instability.	"Pockets" does not mean the whole area. And this land is flat … where are the "slopes"?
Drury fault line also runs along the eastern boundary	True. But the fault line extends way beyond the area being proposed for reversion … yet it is not reason to change any other section of the FUZ.

The proposal has not been justified. There are risks, but they are limited to small parts of the whole. Simply wiping the whole area with an ink blob is lazy and economically and socially irresponsible

IGNORING NZ LEADING CONSULTANCIES

We already know how to develop this land whilst managing stormwater and erosion risk. It is not by farming cows!



FOLLOW THE TONKIN TAYLOR ADVICE

Tonkin+Taylor

The most recent report on developing the Drury FUZ is by Tonkin Taylor.

Their report runs to **636 pages**. The Consultation Draft of the Auckland Future Development Plan report runs to **2 paragraphs**!



Among the Tonkin Taylor conclusions are;

- **Flooding is an issue – it requires <u>further study</u> to identify development areas and areas to be set aside for flood management**

- **Drury stormwater catchments are actually <u>an integrated system</u> – dealing with one in isolation** *(Slippery Creek)* **makes no sense**

The proposed reversion to rural is going against expert advice – leave it whole and take a total Drury catchment approach.



LOOKING OVER THE FENCE

Our neighbours – the Oyster development – provide an excellent example of the potential future development of the FUZ.

Reference the large section set aside for recreational land as part of flood mitigation. I.E FUZ does not equal houses and roads.

CHANGE UNDERMINES INTEGRITY OF WHOLE PLANNING PROCESS

The proposal is undermining the whole planning process.
The Unitary plan sets long term direction with the objective of allowing all stakeholders to plan with certainty. This change undermines that. We brought our land with FUZ zoning established in 2018 and have a reasonable expectation this will be retained.

A FUZ is not approval to develop
It is actually the device to ensure a planned approach is taken to balance the need to manage stormwater and other risks and the availability of land adjacent the city centre for development – be it housing, industry, services or recreational. It is not an approval to build.

The real issues – which are not addressed in the plan - are;

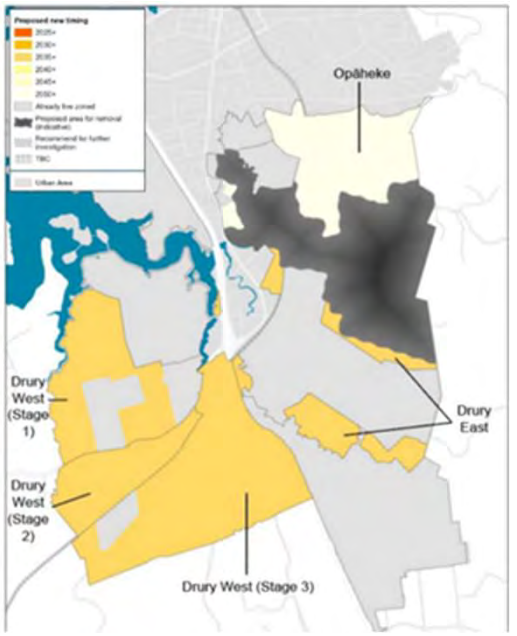
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- Addressing lack of stormwater infrastructure and reliance on private water courses that led to flooding

You don't need to change the FUZ based on the flood plain – the issue is not one flood plain it is how storm water is managed. And this requires looking at the total catchment and tying consents to mitigation of stormwater risks.

IN SUMMARY

The proposed exclusion of a huge section of the Drury FUZ;

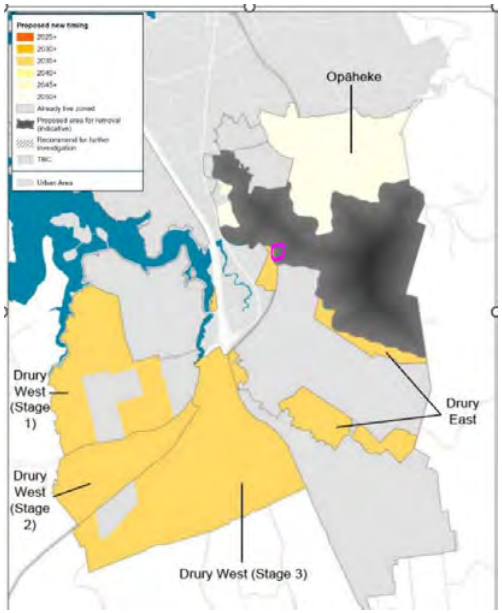
- Has not been substantiated and makes no sense to those of us who will be seriously impacted financially if this change proceeds
- Appears rushed … consulting on an ink blob, planners not contactable, rationale not provided.
- Addresses a non-issue. Past studies on the Slippery Creek catchment show development is perfectly feasible … indeed it is underway with Oyster.
- Ignores the social and economic aspects
- And is unnecessary given unfettered development does not follow a FUZ designation
- Makes a mockery of having a Future Development Plan when it can change so soon after being promulgated



We strongly urge you to decline to approve changing the Drury FUZ

[redacted]

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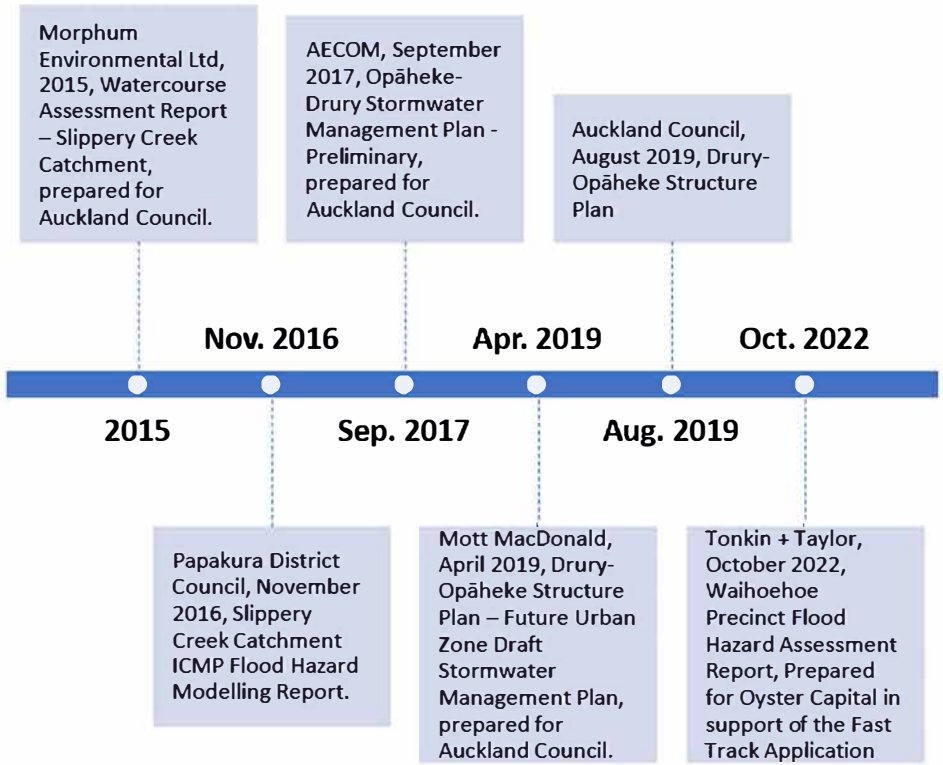
Auckland Future Development Strategy 2023-2053. Future urban areas evidence report or consultation © 2023 Auckland Council, New Zealand June 2023 pp47

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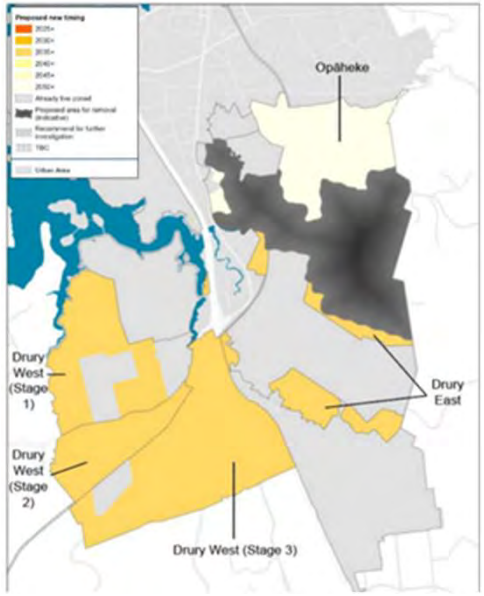
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Ignores the social and economic aspects
And is unnecessary given unfettered development does not follow a FUZ designation
Makes a mockery of having a Future Development Plan when it can change so soon after being promulgated



We strongly urge you to decline to approve changing the Drury FUZ

Future Development Plan 2023 #4999

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Good to leave a land for future generations to have crops to grow and feed their families

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Help to manage traffic

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Why build somewhere where you know is going to have a flood, it will be burden to taxpayers

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5014

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Continuing expansion is not sustainable

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5043

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Firstly, I don't think the city of Auckland has the infrastructure capable of absorbing all what Council is suggesting. I don't think it was democratic to allow all these high rise apartments to be placed amongst existing houses, & worse still knocking down existing good houses to be replaced by 3 or 4 story high apartments without neighbours having a say.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree to the situation that will be at Drury in the future. As you should know Drury is in the process of growing in to a future city, & therefore Council needs to allow for green fields to be

allowed to develop to support the industries contained within the new complex, which will end up in the future as Drury City. There should not have been a rubber stamp put on East Drury & Opaheke to be changed from Future Urban to Rural, as straightaway this has affected us financially & reduced the value of our property to half. There should have been more consultation before this decision was made. The income we get off our farm doesn't pay our rates at present & I hope we will get compensation for the high rates we have paid over these last years. There is a lot of land that has been taken out of Future Urban that should not have been. The land is NOT all prone to flooding, & a more thorough investigation should have been done. Unless compensation is given to landowners affected, there will be a lot of developers going elsewhere to do their developments & that wont help the shortage of housing in the Auckland area.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

As I mentioned above, each property should be looked at on its own as the owner wishes to develop it. As you may not know, a lot of farmers look upon their farm as their bank, & when they are not fit to continue farming, look forward to capitalising on their land by selling it. There is a saying that farmers while farming are "financially poor but are asset rich".
My wife & I are 87 & 88, and have farmed our land in Drury for 52 years & we looking forward to a sale of our property in the near future but I doubt if we will get a decent price now. At the present time the return we get off our farm doesn't cover what we have to pay in rates, & if it is returned to Rural it will reduce by the value by half.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I agree that we have to think of the impacts of climate change, but at the same time Council has to be reasonable the way they charge rates. Now that we have lost our Future Urban status we have to look at what is our next move will be because we cannot wait till 2028-2032 when Council have stated that our land would be ready for development.
My wife & I cannot wait that long. I would suggest that properties in our area should be looked at for subdivision into Lifestyle Blocks as the land is not suitable for large scale cropping. The area is in small blocks already. Drury, as a whole is mostly in small holdings & is very popular as lifestyle blocks, & with Stevensons Industrial Park being developed at the present time, would work in well for this type of living, as this type of subdivision, looks after themselves as regards to water reticulation & sewerage & roading & would bring in a higher rate to Council, without a cost to Council.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

As Kiwi Properties have started their development in Drury they need the support of mixed housing to support their labour force, & there are properties north east of their complex that would benefit from the subdivisions into lifestyle blocks without any cost to council, & would increase their rate take. The fact that all this subdivision will be new it would make for a great environment & place to live in.

Future Development Plan 2023 #5053

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Firstly, I don't think the city of Auckland has the infrastructure capable of absorbing all what Council is suggesting. I don't think it was democratic to allow all these high rise apartments to be placed amongst existing houses, & worse still knocking down existing good houses to be replaced by 3 or 4 story high apartments without neighbours having a say.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree to the situation that will be at Drury in the future. As you should know Drury is in the process of growing in to a future city, & therefore Council needs to allow for green fields to be

allowed to develop to support the industries contained within the new complex, which will end up in the future as Drury City. There should not have been a rubber stamp put on East Drury & Opaheke to be changed from Future Urban to Rural, as straightaway this has affected us financially & reduced the value of our property to half. There should have been more consultation before this decision was made. The income we get off our farm doesn't pay our rates at present & I hope we will get compensation for the high rates we have paid over these last years. There is a lot of land that has been taken out of Future Urban that should not have been. The land is NOT all prone to flooding, & a more thorough investigation should have been done. Unless compensation is given to landowners affected, there will be a lot of developers going elsewhere to do their developments & that wont help the shortage of housing in the Auckland area.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

As I mentioned above, each property should be looked at on its own as the owner wishes to develop it. As you may not know, a lot of farmers look upon their farm as their bank, & when they are not fit to continue farming, look forward to capitalising on their land by selling it. There is a saying that farmers while farming are "financially poor but are asset rich".
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Agree

Tell us why

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I was very disappointed that the first we heard about our land being changed from Future Urban to Rural was from an article delivered in our letterbox from a Land Agency, and I don't think that was what should have happened.

Future Development Plan 2023 #5076

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

May save development funds.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It saves family transportation costs if people can go to work and shopping conveniently.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Constructions in hazadous areas need to be stopped and people should gradually move away from there, to avoid casualty.

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5089

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Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The population is too dense. Facilities can't keep up. It is too messy and poor.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Feasible

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
It is a waste of taxpayers' money. It is not feasible.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why
May consider.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5093

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
too messy

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why
People friendly and doable.

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

This is a waste of resources and taxpayers money. Nonsense.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Feasibility study should go before implementation.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5094

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Traffic & Medical services should be prioritised.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

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Future Development Plan 2023 #5162

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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Agree

Tell us why

Avoiding hazards

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Agree

Tell us why

Resilient infrastructure

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Agree

Tell us why

Other feedback

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Disagree

Tell us why

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Agree

Tell us why

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Tell us why

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Agree

Tell us why

Other feedback

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Future Development Plan 2023 #5262

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

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Agree

Tell us why

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Agree

Tell us why

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Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5505

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

I don't know

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

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Tell us why

Other feedback

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Agree

Tell us why

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Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5513

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Agree

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2. What do you think of our approach to focus development near local centres?

I don't know

Tell us why

Avoiding hazards

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I don't know

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5515

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Agree

Tell us why

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Tell us why

Other feedback

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Future Development Plan 2023 #5572

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I don't know

Tell us why

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I don't know

Tell us why

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I don't know

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I don't know

Tell us why

Other feedback

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Future Development Plan 2023 #5574

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Tell us why

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Tell us why

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Agree

Tell us why

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Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5579

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5658

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

I don't know

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Transport convenient

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

May protect human life and property.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5665

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Why on earth, those areas with potential hazards were allowed to develop anyway?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

lower the cost of living first.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Law and order, law and order, law and order. Now I dare not go out at night. There is no use at all installing cameras around the house. If the public security is not good enought, how can we seek development? ? ?

Future Development Plan 2023 #5668

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The existing infrastructure can not support more growth in existing urban areas.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

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Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8267

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Brown field development will cost more than greenfield development. Aucland city has increased traffic problems recent years, if new development on the existing suburbs, will create even worse traffic congestions.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

People who can't afford living close to local center will still need time for travel, this will put a lot more pressure on the current transport system. It only sounds good, but not a solution in reality.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #5758

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

We have been farming on the corner of Karaka North Road for over 59 years and have rejected a huge offer by the Fortland group to sell for housing development. We are totally against any further development of farmland beyond the Hingaia bridge (western side). The bridge forms a natural boundry between urban and rural areas. By world standards Auckland's urban area is hugh and almost the size of London.

The sprawl must stop now.

Further reasons to reject the Fortland proposal:

- Fertile, food producing land must not be used for housing.
- Traffic is at saturation point already with queues reaching 5 kms from the motorway on some mornings.
- It the use of land was changed to urban the rates on farmland in this area would probably increase tenfold., which would force the remaining farmers off the land just what Fortland wants)
- Flooding would be another problem.

It 1is now time ta stop Auckland's expansion into top farming land which has taken over 100 vears to develop.

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

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Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

We are writing re the proposed Fortland Housing development on 900 Hectares of productive land at the Karaka North peninsular, centred on Karaka North Road.

We have been farming [redacted] for over 59 years and have rejected a huge offer by the Fortland group to sell for housing development. [redacted] We are totally against any further development of farmland beyond the Hingaia bridge (western side) The bridge forms a natural boundary between urban and rural areas. By world standards Auckland's urban area is huge and almost the size of London.

This urban sprawl must stop now.

Further reasons to reject this Fortland proposal:

- Fertile, food producing land must not be used for housing.
- Traffic is at saturation point already with queues reaching 5 kms from the motorway on some mornings.
- It the use of land was changed to urban the rates on farmland in this area would probably increase tenfold, which would force the remaining farmers off the land (just what Fortland wants)
- Flooding would be another problem.

It is now time to stop Auckland's expansion into top farming land which has taken over 100 years to develop.

As a further suggestion New Zealand should be planning a new city (on a blank page) between Auckland and Hamilton e.g. like the Sleepyhead bed manufacturing at Ohinewai.

Many thanks for reading our submission.

[redacted]
Karaka

Email:

Phone

Future Development Plan 2023 #6008

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

easier for people to access

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6025

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

easy to access and easy for transport

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6214

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Encourages local residents to support local businesses - easy access and saves petrol, reduces traffic congestion. Guarantee that local businesses will put in more effort for sustainable and affordable products.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

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Future Development Plan 2023 #6215

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Your feedback

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Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

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Tell us why

Other feedback

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Future Development Plan 2023 #6216

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Your feedback

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Agree

Tell us why

Accessible local centres

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Agree

Tell us why

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Avoiding hazards

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Tell us why

Other feedback

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Your feedback

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Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Encourages local residents to support local businesses - easy access and saves petrol, reduces traffic congestion. Guarantee that local businesses will put in more effort for sustainable and affordable products.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6219

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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Agree

Tell us why

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Tell us why

Resilient infrastructure

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Tell us why

Other feedback

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Future Development Plan 2023 #6476

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

More Job opportunities for our community, saving time and money.

Avoiding hazards

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Tell us why

Resilient infrastructure

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Tell us why

Other feedback

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Future Development Plan 2023 #6477

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Agree

Tell us why

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Avoiding hazards

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Tell us why

Other feedback

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Future Development Plan 2023 #6643

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

The proposed development means bringing communities together

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

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Tell us why

Other feedback

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Future Development Plan 2023 #6668

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Your feedback

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Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

This will bring economic prosperity to communities

Avoiding hazards

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Tell us why

Resilient infrastructure

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Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6709

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Your feedback

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Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

yes agreed with moe shops and more houses

Avoiding hazards

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Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6716

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Your feedback

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Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

yes need more facilities and shops and also help to reduce travel time.

Avoiding hazards

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Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6783

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Your feedback

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Agree

Tell us why

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Other feedback

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Other feedback

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Tell us why

Other feedback

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Future Development Plan 2023 #6787

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Tell us why

Other feedback

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Future Development Plan 2023 #6862

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Your feedback

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Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #6919

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

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Future Development Plan 2023 #6920

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Other feedback

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Future Development Plan 2023 #6991

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Future Development Plan 2023 #7170

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Future Development Plan 2023 #7202

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Agree

Tell us why

No more green field only build where there is already a house. I don't want to live in a sprawling city.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Focus on cycling infrastructure in dense areas

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

I don't know

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Less sprawl more bike please

Future Development Plan 2023 #7238

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Drury Growth area - the Industrial development of Stevensons Ltd is providing a large opportunity for work in the area. Following Councils vision of living close to where you work (fully endorsed by my wife and I) it makes sense to develop residential close to the Industrial area to limit the need to travel far to work.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Current processes adequately manage flood risk which can have well "Engineered Solutions". This is evidenced by the recent Cyclone Gabriel which had little affect on newly developed areas across Auckland City.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

1. Undermines confidence in Council. The clear "public expectation" with a "Future Urban Zone" is that the development will follow at some time in the future. The expectation is that due consideration of all factors and constraints have been considered in reaching the setting of the "Future Urban Zone" clarification. If this change is made developers will have less confidence in developing in Auckland and may choose to go elsewhere where their already high risks will be less than in Auckland.

2. The removal of the "Future Urban Zone" clearly shows a waste of money either earlier when setting the future urban zones or now. There have been no fundamental physical changes between these two points in time.

3. There has been no formal notification of those who would be adversely affected by this change. While acknowledging your extension to the submission period there has still been no formal notification directly received. I would expect there should be direct notification as property owners, many who recently bought properties with a clear expectation of developing in the future, will suffer significant financial loss.

4. If the areas are removed from the "Future Urban Zone" there should be a refund of rates paid on the "inflated property values" since the "Future Urban Zone" classification.

5. If the "Future Urban Zones" are removed - what will this land be used for?

Note: our property is currently only 1 paddock away from the Oyster Group development which has high density 3 level residential on their boundary closest to our property.

Note: Current properties adjoining currently Urban zoned land will have their privacy and personal enjoyment of their property, severely impacted.

Suggested outcome - allow development of further "Lifestyle Blocks", most of the area is already "Lifestyle". This would be a compromise and allow some further development with "self-sufficient" properties and only a small increase to traffic in the area. This also assists Council in appeasing financially distraught property owners.

6. Current processes adequately manage flood risk which can have well "Engineered Solutions". This is evidenced by the recent Cyclone Gabriel which had little affect on newly developed areas across Auckland City.

7. Drury Growth area - the Industrial development of Stevensons Ltd is providing a large opportunity for work in the area. Following Councils vision of living close to where you work (fully endorsed by my wife and I) it makes sense to develop residential close to the Industrial area to limit the need to travel far to work.

Note: Not all work is in the CBD areas.

#7238

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DODD CIVIL CONSULTANTS
Down To Earth
Personal Service

Our Ref: 189/01

10 July 2023

Auckland City Council

Dear Sir/Madam

Re: F.D.S Submission

Removal of Drury and other areas from the "Future Urban Zone".

This submission is given on behalf of:

[redacted]

That is, that this submission is to be counted twice.

This submission has also been sent to Councillor Daniel Newman and Councillor Angela Dalton.

Comments on the proposed changes:

1. Undermines confidence in Council. The clear "public expectation" with a "Future Urban Zone" is that the development will follow at some time in the future. The expectation is that due consideration of all factors and constraints have been considered in reaching the setting of the "Future Urban Zone" clarification. If this change is made developers will have less confidence in developing in Auckland and may choose to go elsewhere where their already high risks will be less than in Auckland.

2. The removal of the "Future Urban Zone" clearly shows a waste of money either earlier when setting the future urban zones or now. There have been no fundamental physical changes between these two points in time.

3. There has been no formal notification of those who would be adversely affected by this change. While acknowledging your extension to the submission period there has still been no formal notification directly received. I would expect there should be direct notification as property owners, many who recently bought properties with a clear expectation of developing in the future, will suffer significant financial loss.

4. If the areas are removed from the "Future Urban Zone" there should be a refund of rates paid on the "inflated property values" since the "Future Urban Zone" classification.

5. If the "Future Urban Zones" are removed – what will this land be used for?

   Note: These comments relate specifically to the Drury area:
   - Regional Park (Council to purchase flood prone areas for park).
   - Lifestyle Blocks (self-sufficient) 1 or 2 Ha Blocks
   - Remove Rural (requires no further extension of the current approved residential zones).

Note: our property is currently only 1 paddock away from the [redacted] development which has high density 3 level residential on their boundary closest to our property.

Note: Current properties adjoining currently Urban zoned land will have their privacy and personal enjoyment of their property, severely impacted.

Suggested outcome – allow development of further "Lifestyle Blocks", most of the area is already "Lifestyle". This would be a compromise and allow some further development with "self-sufficient" properties and only a small increase to traffic in the area. This also assists Council in appeasing financially distraught property owners.

6. Current processes adequately manage flood risk which can have well "Engineered Solutions". This is evidenced by the recent Cyclone Gabriel which had little affect on newly developed areas across Auckland City.

7. Drury Growth area – the Industrial development of Stevensons Ltd is providing a large opportunity for work in the area. Following Councils vision of living close to where you work (fully endorsed by my wife and I) it makes sense to develop residential close to the Industrial area to limit the need to travel far to work.

   Note: Not all work is in the CBD areas.

Yours faithfully

[redacted]

[redacted]

[redacted]

MANAGING DIRECTOR

[redacted]

Future Development Plan 2023 #7258

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Flooding

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Good idea in theory however we purchased a property (family home) based on a lim report from Auckland council stating it was in future urban zone. We would never have paid so much for the property otherwise.
During the worse flooding around Auckland our property has not flooded so why not build houses here?

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

I don't know

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7266

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

I believe this is a very narrowly focused approach that negatively alters Aucklanders' choice in terms of housing style or location, to terraced housing and apartment living. The people of Auckland are not a one size fits all community. Given that some of the areas council are suggesting to rezone from Future Urban currently lay on the urban boundary, and close to several townships and public transport, such as Alfriston. Alfriston should in fact be a natural choice for urbanisation based on its location and ability to connect to current urban infrastructure.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Alfriston has close access to Takanini and Manurewa. It is also very close to the motorway and public transport such as Trains and Bus Services. It currently serves as the major arterial to Manukau, Ormiston, East Tamaki and Botany. Based on this evidence and the need in South Auckland for the Mill Road development (which will be implemented when there is a change of Government) I would have to say that proposing that Alfriston be removed from the Future Urban Zoning is a bit hasty given that the current 30-year Unitary Plan has it designated to go LIVE in 2038-2047.

By leaving it within the zone of future urban the council will then have the flexibility for it to become LIVE Future Urban when and if it is needed, rather than having to redo a process every 6 years on a 30 year plan, which is costly for ratepayers, uses valuable council budget that could be used for infrastructure, and effects peoples livelihoods based on what they have invested into their properties.
The council is in fact setting a precedence that shows the land owners of Auckland, that a downgrade in zoning can happen at any time the council chooses, after spending ratepayers money, conducting investigations on the land, presenting and applying a 30 year Unitary plan, how on earth will anybody have the confidence to buy anything other than a terraced house in Auckland in the future?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I agree in theory, however, I believe this whole process is a knee-jerk reaction to the recent weather events that affected some areas, as well as a lack of infrastructure budget. I understand there was loss of life and my heart truly goes out to those affected. I am however glad to say that Alfriston was not affected by these weather events, and having lived here for 38 years and many seasons, am happy to say that we have never been flooded. Natural Weather events and disasters can strike anywhere at any time - a city's growth should not be decided upon based on what might happen when these events are in fact anomalies. Gosh, I could decide not to leave my house each day as I could be hit by a truck! This is probably more likely to happen as we have the hazard of 1000 truck movements a day in Alfriston, who are doing their job supporting the infrastructure to the rest of Auckland. Very Frustrating! We also suffer loss of life due to lack of infrastructure in

roading in this area and the toll on mental health because of the roading issues is also greatly tested. All of these hazards would be alleviated through funding for MIll Road.

From a ratepayers perspective, we do not receive any services from Council - the berms and drains are overgrown and unattended and the corner of Ranfurly and Alfriston Road is a mess. I literally have to contact the council on a weekly basis regarding the dumping on a layby in front of my house, which really does not need to be there, as it only serves for dumpers. After years of discussion about integrating rubbish collection into rates, we are still buying tags for our weekly bin collection.

The most frustrating misconception of all is that council recognizes Alfriston as Takanini, and throws our area into the peat pot. This is not the case. I agree that building houses on a Kauri Swamp -such as Addison, Kauri Flats area - is not a great idea and should never have happened. Our soil in Alfriston is solid, we do not flood, and let's face it, we already have a 3-stage development on Ranfurly Road of terrace houses and apartments of which the council passed in a private plan, and consented to the 3rd stage based on the assumption that waste and water services would be integrated into in the area within a 10 year period. The other factor that should be seriously taken into account is that Kianga Ora has also purchased 27 hectares within the Alfriston block which must also lead to Future Development based on the country's need for housing. I cannot envision that this will not happen before 2050, based on the lack of housing for our most vulnerable, and population growth in that area.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Again I agree in theory, and when you develop an area such as Alfriston, as a council you would have the ability to ensure that these elements are included. It must be a lot more difficult to ensure intensification is resilient, which I believe was what created some of the hazards with recent weather events.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Finally from a long-term residents perspective, we are not just blocks of land, we are people with lives, who pay larger rates that serve the wider community, and we have families and expenses also (often larger expenses than residential owners).

From a personal perspective, you need to know that there are real live situations at play here for the people too. For instance, my unwell mother who is on Alfriston Road, next to our own property recently put her property on the market, after my father passed away 18mths ago. The council's FDS proposal became more public (note very few residents even knew about this until they were notified by Bayleys Real Estate) the day before her auction, which of course passed in due to the uncertainty this proposal has created for buyers. She has still not had a reasonable offer and it seems her property is now 1.5m less than what it is valued at. As this FDS is not a fast process, she is unlikely to be able to move on now and enjoy her final year(s), unless she gives the property away. This is heartbreaking after seeing them work to the bone for 38 years.

We also have other long-term residents who have sold but are awaiting settlements, which often with land are longer than residential settlements. It is likely that this news will affect those settlements and may completely break them.

Mr Newman mentioned in a meeting I attended in the Papakura Council rooms ..."Future Urban does not mean Future Urban unless it is LIVE", and that people who invested had been incorrectly directed by Real Estate agents to inflate the price they paid for Future Urban Land. I found this very confusing and I must say it is the first time since the unitary plan was launched in 2018, that I have heard it explained this way, particularly as the unitary plan has dates alongside the given areas that indicate when the urbanization process is likely to start.

From a Real Estate Agent perspective, I would like to offer some transparency to this situation. Real Estate agents are not land specialists, and should always direct a buyer to do their own due diligence with the council in terms of future development potential. If Mr Newmans statement is correct, then this should be transparent to a potential buyer when they speak to council. I am aware there are a number of land bankers and development owners in our area, however, these people are still NZ Rate Payers who have invested in their futures and probably have families to feed and support as well.

And in closing.... Why is it ok that these future urban owners should essentially foot the bill for weather events that did not affect our area and cannot be controlled? Why are we also footing the bill for infrastructure needs of wider Auckland, when there never seems to be an allocation in the council budget to our South Auckland area? Our forgotten South Auckland area is in dire need of infrastructure funding and road funding to mitigate the hazards that the council choose not to see in this area.

Future Development Plan 2023 #7304

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

As long as the infrastructure is upgraded to the need of the next phase. First.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Travel time is an important consideration when looking for a new job. The less time travelling, the better.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

I do not believe in the climate change idea, is a important part of this plan. Obvious hazards, common sense approaches are more important.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Again Climate Change is not a significant threat.
Common sense again, must prevail. Obviously.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Advise Auckland Transport to make sure the roads are kept pothole free. Stop reducing speed limits. Do not, diversity Hire. Disband the Māori statutory system completely. The best person for the job is the person who is needed. Not their ethnicity. Climate change is a huge problem in your thinking, there should be no need to consider that topic in the future. The weather changes naturally. Use a common sense approach to strategy. Usually, proven evidence, is wisest. Infrastructure improvement, water, electricity, roads, the core subjects, are the council's priorities. Giving the taxpayer, value for their money. Reduce waste, of money, efforts and time.

Thank you.

Future Development Plan 2023 #7338

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

That means anyone living in a cage as animals in a zoo?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

That means having houses near to noisy, polluting factories and heavy business traffic?

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Don't blame climate change for environment hazards. There are always been floods. Sea level didn't rise 1 mm in the last century. If you think that the melting of ice in the north pole bring to a rising of sea level, you failed your Physics class.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Every question involve the concept of climate change. Climate change always existed. We have 4 major climate change events every year, they are called called seasons. We had periods in our recent history, last 2-3000 yrs, much warmer than now and other much colder. What we are witnessing now in some extreme events should be classified as man made weather manipulation.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7362

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Influx of migrants need housing and jobs and more arterial routes need to be developed to ease traffic congestion.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It should not be a reason to restrict freedom of movement and choice of shopping venues

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

No significant rise in sea levels since the 80's hence this focus should not be used to restrict building or the size of the sections.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Sole Nature bases decisions should Not trump human requirements. Good planning from the start should take both humans and nature requirements into account, A one sided approach is biase and will lead to poor application of our tax $$.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

All council spending should be independently audited and transparent to all taxpayers

Future Development Plan 2023 #7376

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Intensification of housing is unhealthy especially since the attached services like wastewater are not being upgraded to match.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Not every need can be provided in every location. Public transport is inconvenient. Walking, cycling and public transport don't provide those who need to transport items convenience.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The hypothesis of climate change and it's assumed future effects should not be prioritised over upgrading wastewater drainage to stop flooding along with failing to do other maintenance that results in outcomes that are then blamed on climate change.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It seems very likely that poor design of such structures and the resulting hazards will be blamed on climate change.
The language used is airy fairy and disconnected from reality.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

You need to work on solving real world problems rather than aligning with unproven climate change hypothesis.

Future Development Plan 2023 #7388

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Just clean the drains and waterways

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7414

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

I have no objection to high rise living close to rail and shopping, but do not alter the suburbs. Give aucklanders a choice of living styles.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

I strongly believe we do not have a climate emergency.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

As above

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Town plannings efforts to minimize private vehicles is going to backfire. Houses that don't provide adequate parking is causing issues . Roads in new developments are also very narrow, expect this is to maximize developers profits, causing unsightly and badly planned area's.

Future Development Plan 2023 #7427

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

One of my friend came from Melbourne, who moved to Australia 10 years ago, thinks Auckland is much uglier than 10 years ago.

The entire Auckland urban area lacks unified planning, and any street can have a row of houses without a uniform standard of design, making the whole street look extremely unattractive. It has completely ruined the beauty of Auckland urban area. Auckland should develop the future urban area like Hobsonville to high density. We should preserve the original appearance of Auckland, do not destroy Auckland please

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Do you have space for new schools, do you have any more space for community activities? The life quality will be very low

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Develop the area without hazards. Unified design to high density, unified development with proper infrastructure, making Auckland more eye-catching.
If one insists on individualistic development without unified planning in the old areas, it is not possible to develop the urban area with unified plan, it is different owner for each piece of land, it will ruin Auckland. The decision-makers behind such choices will undoubtedly become sinners in history.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Overlook the impacts of individualistic development in old areas, such development can lead to inadequate infrastructure, schools, and community facilities, resulting in a decline in the overall quality of life for residents. Concentrated development in older areas can also have negative environmental effects. It is essential to consider all aspects of urban planning and development to ensure a sustainable and prosperous city for its residents.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Encouraging development in old areas without proper infrastructure can indeed have negative consequences on Auckland's overall environmental image. Each piece of land belonging to different individuals in the old areas makes it challenging to achieve unified development. Additionally, existing schools, reserves, and community facilities may not have the capacity to accommodate the influx of a large population from new developments, leading to severe negative impacts. Balancing development with the necessary infrastructure and considering the carrying capacity of existing amenities is crucial to ensure sustainable growth and preserve the city's overall well-being.

Don't destroy Auckland Urban!

Future Development Plan 2023 #7492

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Maintaining food growing areas as such eg Pukekohe. Enabling public transport to be updated and expanded in a smaller area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7549

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

We have plenty of evidence from other countries and cities that this is neither healthy nor beneficial especially in light of increase in crime.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Climate change is a big lie and excuse to put in agendas that area not beneficial to humanity but are instead a way to tax more, control people and line the pockets of the elite. The use of the climate change hoax does not live up with the actual science and the earth had not been heating up but in fact cooling.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Agree for near future until all the mess of HARP, and chemical spraying which has controlled our weather had been rectified.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Climate change is about to be exposed for what it is.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Start building towards communities that promote healthy family living that honor our beautiful people and land with less restrictions rules etc and promoting an atmosphere of caring honoring and respect with less bureaucracy.

Future Development Plan 2023 #7640

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #7659

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Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

In respect to the Takanini FUZ. Takanini South (Anniston area) was developed with the Takanini South Canal designed to manage the SW in the area. This area was not affected by the recent flooding. Good design can solve the SW issues. The only reason Takanini North FUZ was not developed was it was decided it was too hard to enlarge the culverts under Porchester and Great South Roads. Someone needs to bang the heads of Healthy Waters/Waka Kotahi and Auckland Transport to agree a fair splitting of costs to allow the Takanini FUZ to be developed. The flooding issue is just an excuse for not sorting this out.

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Well designed infrastructure can manage any issue. That is how large projects happen - ie ports. Taking a "nature based" approach is nonsense and will not allow critical infrastructure and development to occur.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I bought in the Takanini FUZ with the view to subdividing when I retire. The imminent Plan Change under the previous Papakura District Council would have allowed this. The Unitary Plan changed the area to FUZ and this was the first area to be considered for re-zoning. Poor management of this process kicked us from the first FUZ to be re-zoned to the last and now you (the planners within Auckland Council) want to turn the land back to Rural living.

You need to realise this adhoc reactionary plan changing affects peoples lives and you are messing us around!

The Takanini FUZ is becoming more and more gorse/weed covered land owned by land bankers who cannot plan for development because of these ongoing changes.

This has substantially reduced the amenity of the area which I call home!

This is caused by the Auckland Council planning being poorly conceptualised, evaluated, and managed.

With the Takanini FUZ being located next to the rail corridor and the motorway corridor it should be developed.

Get the engineering consultants to design a SW management solution and get it implemented.

Stop looking for excuses or putting off dealing with the inter-agency issues!

Future Development Plan 2023 #7782

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

24 July 2023

Auckland Council
Attention: Future Development Strategy
Freepost Authority 190153
Private Bag 92300
Victoria Street West
AUCKLAND 1142

Email: futuredevelopmentstrategy@aucklandcouncil.govt.nz

Submission on the Consultation Draft Auckland Future Development Strategy 2023-2053

Submitter name: [redacted]
[redacted]
Email: [redacted]
Phone: [redacted]

As an Auckland resident and owner of Future Urban Zoned (**FUZ**) land in Auckland, I make the following submission on the Auckland Council Draft Future Development Strategy 2023-2053 (**draft FDS**).

I strongly oppose the Council's approach to the draft FDS which focusses almost all of Auckland's growth in existing areas of Auckland for the following reasons:

1. Brownfields feasible residential capacity of 2.3 million houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.
2. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

3. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, stormwater, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth. Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.
4. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic, adding further congestion.
5. The draft FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the draft FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.
6. The draft FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.
7. Perceived funding constraints should not be a reason to limit greenfield development.
8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.
9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. Hobsonville Point has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.
10. It is unconstitutional to embed the FDS in the Regional Policy Statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.
11. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.
12. The draft FDS proposal to remove FUZ land in Takanini will create immediate and severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signaled by the draft FDS will also significantly damage investment confidence for years to come, sending developers to more development friendly cities.

13. The rates collected by Council on my FUZ land has risen continuously over the years in anticipation for the urban development opportunity. Notwithstanding the reasons listed above, if the lost development opportunity as indicated in the draft FDS is realized, Council should be liable to financially compensate affected landowners.

I request the following outcome from Council:

1. Future urban area development should be allowed for in all FUZ land where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.
2. Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of feasible brownfield capacity is completed including business land.
3. A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
4. Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
5. Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Future Development Plan 2023 #7889

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Currently, there are areas that still needs to be focused more, such as transportation. There has been a lot of delays in public transportation which makes Aucklanders use their own vehicle for transport which contributes to the heavy traffic that we experience everyday. Traffic congestion increases fuel consumption which can lead to increased carbon dioxide emissions and air pollution. I think that focusing on key areas such as making reliable public transportations, road widening, and improving outdated services will hurt the environment less and would benefit the Aucklanders more. Furthermore, the Greenfield areas should be kept as is for it is our main source of food production. Turning it into an urbanised development will only contribute to our exisiting urban sprawl and traffic congestion and loss of open spaces. Moreover, the process of urbanisation involves removal of vegetation, levelling of grounds, and constructing infrastructures will most likely lead to soil erosion, destruction of wetlands and other sensitive ecosystems.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is more convenient and cost-effective to have accessible facilities/services. This helps reduce carbon emissions as well.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

I think that it is imperative to plan things first, such as investigating, before pushing ahead. This saves a lot of time and resources. Moreover, exposed/at risk areas should be left untouched to prevent effects of climate change.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

New Zealand is know for our greeneries/nature. I think that it only makes sense that we adopt to these changes. These systems not only protects our natural environment but preserves it as well. Both practical and aesthetic. I also think that it helps to look into other countries that prioritises nature-based infrastructures and adopt their systems if it’s fitting.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Preserve rural areas such as Karaka Peninsula and Pukekohe. These areas are known for their high value farming land. Once these areas get stripped off, they can never be replaced.

Future Development Plan 2023 #7898

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

Tell us why

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4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Submission on Auckland Future Development Strategy 2023-2053 (Consultation Draft: July 2023)

1. Alfriston Village Limited [redacted]) own [redacted] (Pt Lot 2 Deposited Plan 12981). The 2.7099-hectare site is located on the corner of [redacted].

2. [redacted] is in the Takaanini Future Urban Area (FUA) as it is described in the Council's Future Development Strategy 2023-2053 (FDS). The FDS recommends that the whole of the Takaanini FUA is "removed", meaning that the Council proposes to progress plan change(s) to rezone the whole FUA to "an appropriate non-urban and non-future urban zone". We oppose this recommendation, particularly as it relates to our site and other land in the northern part of the FUA.

3. The Auckland Future Urban Land Supply Strategy July 2017 (FULSS), which the FDS is intended to replace, identifies the site to be 'development ready' between 2043-2047.

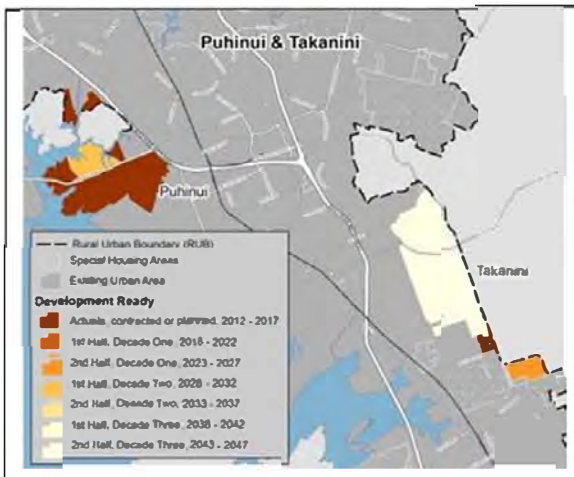


Figure 1: 2017 FULSS Sequencing Map for Takanini

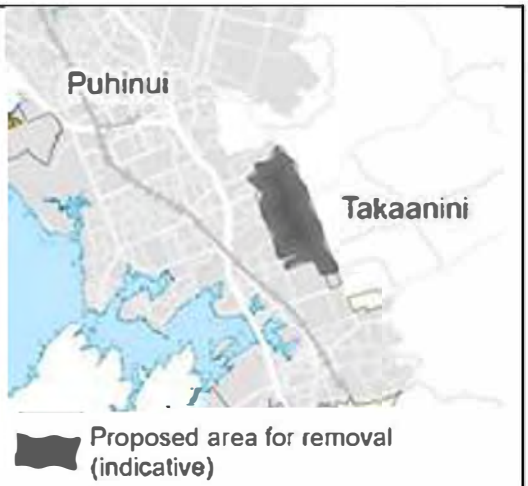


Figure 2: Draft FDS Maps for Takaanini

Natural Hazards

4. The FDS makes the following recommendation:

> *The **whole of the Takaanini is recommended for removal** due to:*
>
> - *Significant flood plain extent within the FUA , particularly a large area north of the Papakura Stream and the entire area south of the stream, with more than 50% of the FUA exposed to the 1% AEP flood plain. Development also poses risks of exacerbating downstream flooding effects within the existing urban area. Appropriate mitigation will be costly and require council-led integrated catchment management planning / intervention.*
> - *The FUA has a significant proportion of alluvium / colluvium geological formations, typically overlain by peat / peaty loam in the south. This poses settlement risks (and potential dewatering) for development and infrastructure resulting in ongoing hazard risks and / or likely incurring significant costs to appropriately mitigate. As a result of this geology a significant portion of the FUA is also in an area where liquefaction damage is possible.*

5. The northern side of the Papakura Stream, where our site is located, has a steeper topography compared to the flat land south of the Papakura Stream and therefore has a lesser flood risk. Only the western boundary of the site is located within the 1% AEP within Councils Geomaps associated with an overland flow path (refer to Figure 3).

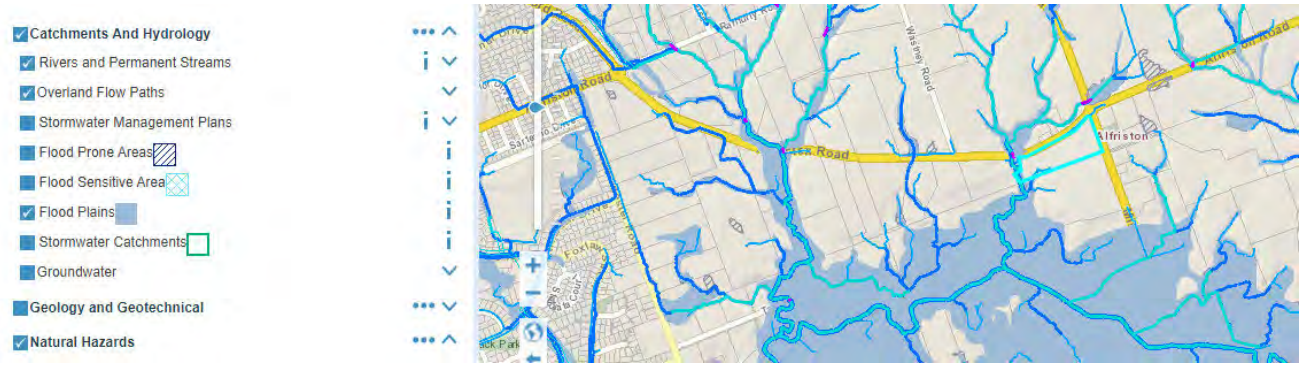


Figure 3: Geomaps Floodplain

6. According to Councils Geomaps, the liquefaction vulnerability category is "undetermined", compared to land further south where liquefaction damage is categorised as "possible" (refer to Figure 4).

7. Council's Geomaps defines liquefaction damage as "undetermined" when "*a liquefaction vulnerability category has not been assigned at this stage, either because a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category with the required level of confidence*". Whereas "Liquefaction Damage is Possible" means "*there is a probability of more than 15 percent that liquefaction-induced ground damage will be Minor to Moderate (or more) for 500-year shaking. At this stage there is not enough information to distinguish between Medium and High. More detailed assessment would be required to assign a more specific liquefaction category*".

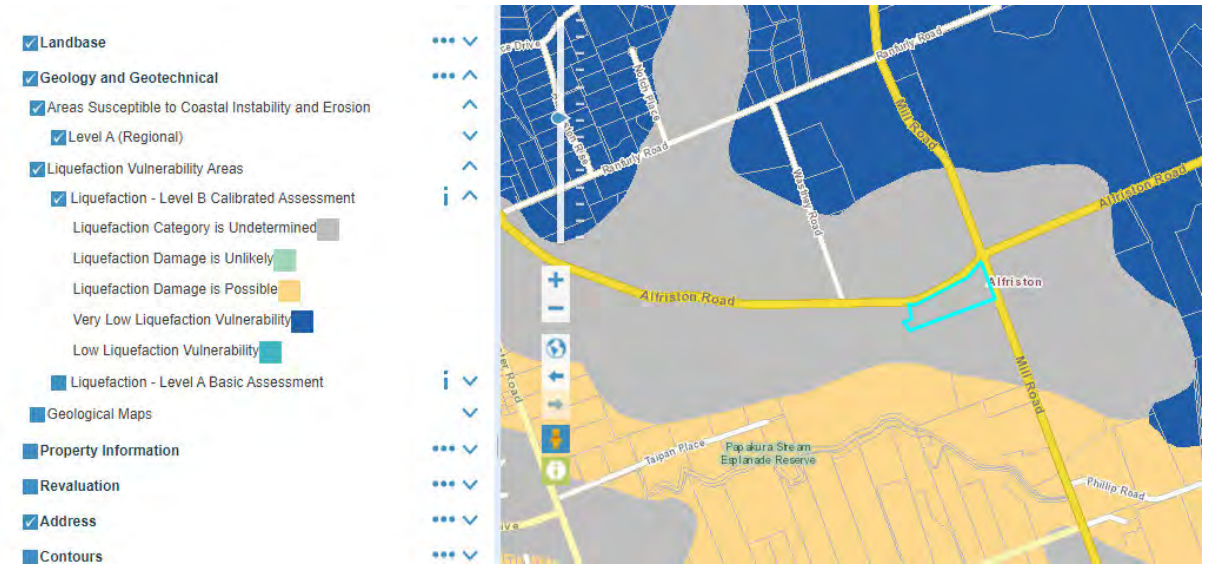


Figure 4: Geomaps Liquefaction Vulnerability Areas

Auckland Unitary Plan (AUP)

8. [redacted] is zoned Future Urban (FUZ) in the Auckland Unitary Plan and is within the Rural Urban Boundary (RUB). The FUZ is applied to land that has been identified as being suitable for urbanisation.

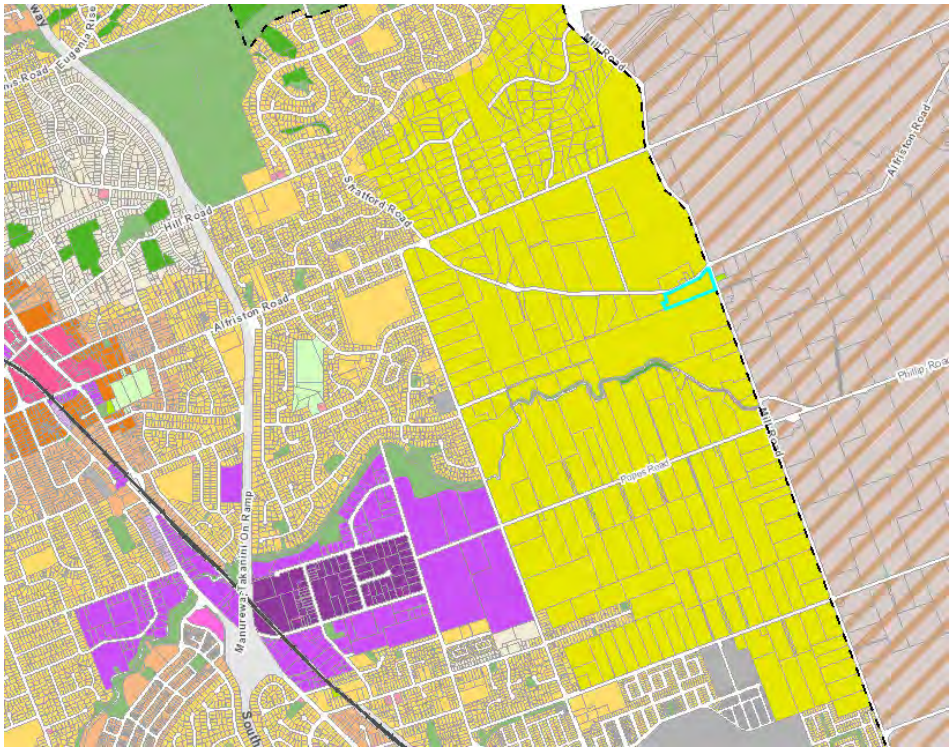


Figure 5: AUP Zoning

9. The site was also included within the Papakura District Council's Takanini Structure Plan 2000 (and Southern Sector Agreement) which was in response to the 1999 Auckland Regional Growth Strategy's (ARGS) identification of Takanini as a greenfield area suitable for future urban expansion and for intensification of the existing urban area (refer to Figures 6 and 7 below). Plan Change 10 to the Auckland Council District Plan (Papakura section) introduced a Schedule of Papakura Growth Areas, including those in the Takanini Structure Plan. This was in response to the Local Government (Auckland) Amendment Act 2004 (LGAAA) and occurred in parallel with Auckland Regional Policy Statement Plan Change 6.

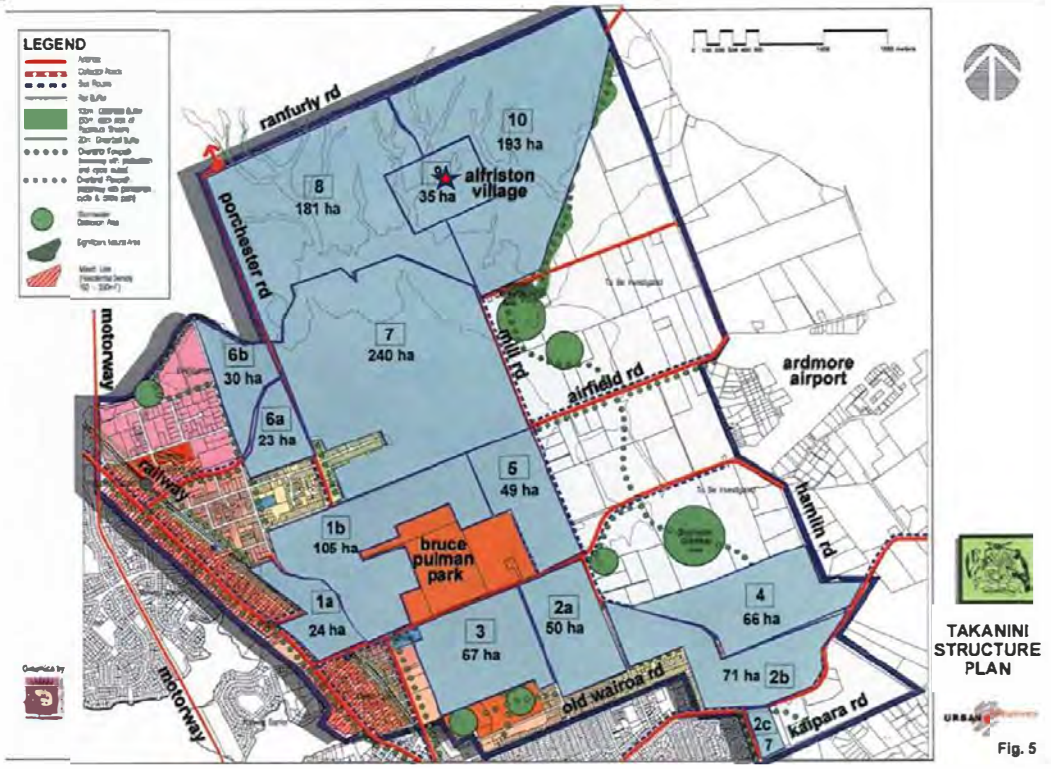


Figure 6: PDC Takanini Structure Plan 2000[1]

Figure 3 Map of Takanini Structure Plan Growth Areas Listing Operative Plan Changes

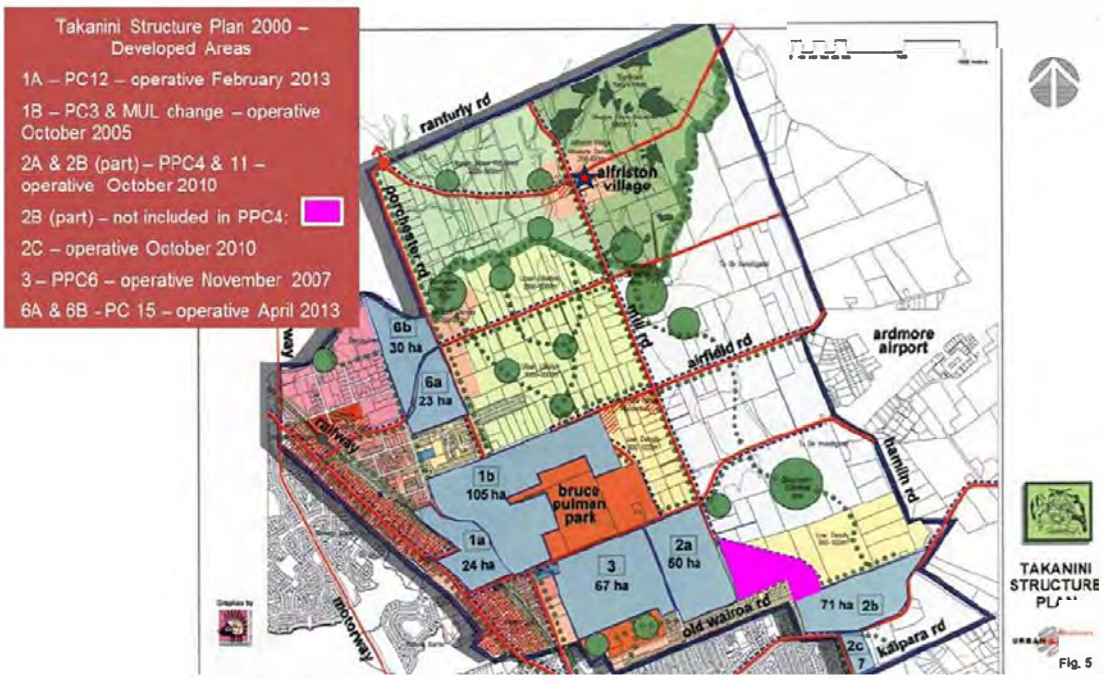


Figure 7: Takanini Strucure Plan Growth Areas[1]

[1] AUP Hearing 016 and 017- Auckland council- 017 Area Specific Evidence South [redacted] -- Planning- Takanini

10. We were submitters to the Auckland Unitary Plan. We have made land use decisions for this land based on the fact it is FUZ and within the RUB as firstly initiated 20+ years ago by Papakura District Council and further confirmed by the Auckland Unitary Plan in November 2016. The land has attracted a market value based on this zoning and we have been careful to manage and plan the land investment with the knowledge that the regional expectation is that it would at some point support urban development and the Mill Road- Redoubt Road Corridor.

11. More recently, the site is located within a Structure Plan prepared by Windermere Holdings Limited and Kainga Ora for the wider Alfriston area to support their pending Plan Change request. This structure plan indicates the site as being suitable for Residential Mixed Housing: Urban zoning.

Mill Road Corridor

12. Part of the site is subject to the Mill Road - Redoubt Road Corridor Project Designation (refer to Figure 2). We were submitters to the Notice of Requirement by Auckland Transport for the realignment, widening and improvement of the Redoubt Road – Mill Road corridor, and the southern portion of Murphys Road.



Figure 8: Designation 1836

13. In January 2020, Waka Kotahi NZ Transport Agency was asked by the Government to deliver Mill Road as part of the NZ Upgrade Programme.In June 2021 the Government then decided not to proceed with the full Mill Road corridor to meet climate change and housing objectives, as well as manage cost increases and debt following COVID-19. Waka Kotahi was asked to develop a business case to upgrade the Mill Road north area. The business case is expected to soon be presented to Joint Ministers for Transport and Finance for approval in August 2023. The site remains part of the rescoped Mill Road Northern Area, with the designation area dissecting the parcel into two parts. The FDS advises that the Mill Road project is a trigger for the Takaanini FUA and that the project is scheduled for Decade Two (2033+). This planned infrastructure supports the urbanisation of the surrounding Takanini greenfield area.

SUBMISSION

Process

14. The FDS recommends the whole of Takaanini FUA is removed due to significant flood plain and settlement risk because of underlying geology. This appears unsupported by a robust evidence base. As noted above, from the information available, much of the northern part of the FUA, including our land is **not** subject to the 1% AEP flood plain. Only a very small part of the western boundary of [redacted], is identified on Council Geomaps as being within a floodplain. We acknowledge that other areas of the urban Takanini area, the FUZ area and adjacent areas are affected by extensive areas of flood plain. Future urban development needs to consider the management of flood plains. However, no evidence has been provided as part of the FDS consultation information to demonstrate the significance of the flood plain across the entire FUZ, the cost to provide appropriate stormwater infrastructure or how the stormwater management response might remedy or mitigate existing flood hazard risks and generate positive environmental outcomes. Such a detailed investigation is needed and should be made publicly available to affected landowners before any decision is taken by the Council to remove any land from the FUZ, including through the FDS process.

15. There is also an information deficiency on the geotechnical risk to support the removal of the Takaanini FUA. The Geomaps Liquefaction Vulnerability maps does **not** identify the site as liquefaction damage being "possible" but rather "undetermined". Furthermore, the maps are only a general indication estimating liquefaction-induced ground damage and prepared at a high-level region-wide scale and do not provide specific advice on the settlement risk for the site. Again, Auckland Council needs to provide the FDS decision makers sufficient detailed and site-specific information prior to recommending the removal of all or part of the Takaanini FUA because of settlement risk. This can only be resolved through onsite investigations that should and would occur at the plan change/resource consent stage. Such detailed investigations would also consider methods such as earthworks, ground improvement and foundation design to avoid or mitigate such risk.

16. The FDS acknowledges that removal of land from the FUZ will require an RMA plan change process, and notes that "*boundaries of the areas affected are currently indicative and will be further refined through the plan change process*". Nonetheless, the FDS signals a clear policy direction on the part of the Council, and in relation to the Takaanini FUA that clear signal is that the entire FUA will be removed. We therefore consider that the FDS inappropriately, and potentially unlawfully predetermines the outcome of any RMA plan change process. The process for adopting the FDS is less formal and contestable than the RMA plan change process, and is not supported by a robust, publicly available evidence base meeting the requirements of s32 of the RMA and able to be tested by affected landowners and other interested parties.

17. At the very least, we consider that the Council must provide an ability for submitters to present at the Planning, Environment and Parks Committee in September 2023 prior to the adoption of the Strategy. This would go some way to mitigating, if not eliminating, the process concerns set out above given the significant implications of the FDS if adopted in its current form.

Proposed Changes

18. The confirmed zoning to FUZ of our land under the AUP 2016 and the historic Papakura District plan, declared to the market a promise of urban development. People have made decisions and investments based on the FUZ zoning and land values have reflected that zoning. The proposed changes would have significant economic effects on landowners and undermine reasonable use and forward planning for their land. The draft FDS, which seeks to remove the FUZ undermines those previous commitments and provides uncertainty. The proposed short sighted FDS removing the FUZ will have significant implications on the competitive operation of land and development markets.

19. The Takanini FUZ should also remain an option to be able to respond to growth demands in this ever-changing dynamic political environment. The Mill Road corridor project illustrates political influence on urban planning. The National party, if elected, has indicated that they would repeal the MDRS, which would undermine the development capacity assessments. Greenfield land can provide a large amount of capacity quickly, and in the case of the Takaanini FUA is supportive of intensification and achieving a well-functioning urban environment. Such master planned larger development enables more diverse housing stock and quality urban design. The FDS needs to ensure sufficient development capacity is available sooner rather than later to meet the expected demand.

20. Greenfield development provides an opportunity to take a holistic advanced design approach to flood risk, which enables future growth while providing protection from flooding for established areas downstream as well as ecology and amenity benefits. An example being the Integrated Stormwater Diversion Project for the Takanini South Catchment. The Takaanini FUA and FUZ should remain, and structure planning undertaken to ensure that required stormwater solutions can be given effect to by the urbanisation of the land. Such early, long term integrated planning is essential in enabling the strategic protection of land for the provision of infrastructure. Therefore, it is important that the site retains its FUZ zoning to support the structure planning.

21. The FDS identifies that the significant uncertainty in forecasting the location and timing of required infrastructure to support growth over the next thirty years as a challenge to accommodate growth. The cost of the infrastructure and the cost of associated land take will need to be considered as part of the urbanisation of the Takanini FUZ. There are a range of funding sources for infrastructure including development contributions and those enabled by the Infrastructure Finance and Funding Act. There is also the possibility of alternative funding models such as the funding of the Clevedon wastewater network. The Drury Plan Change decisions highlighted that live zonings through the plan change process provide the necessary certainty to secure funding for infrastructure projects. Given the long lead times associated with development and coordinating infrastructure provision it is better to retain the FUA/FUZ, rather than remove, to enable the consolidated stormwater management to occur to support future funding models.

Inappropriate or incorrect statements and assumptions

22. The draft strategy makes the following statement:

> *Private plan changes severely undermine coordination:*
>
> *Future urban areas have come under increasing development pressure. Rather than the sequenced approach provided for through the FULSS, live zoning has come through private plan changes ahead of time. Up until the end of March 2023 10 private plan changes were fully operative in the future urban area. A number of other private plan changes are being processed with more expected. In effect, private plan changes are driving the strategy. This has removed any degree of certainty in sequencing and timing of growth and has forced the council group to become more reactive to ever changing priorities – both in the timing of development and the number and spread of areas being live zoned.*

23. The statement is misleading. Rather than undermining coordination of growth, approved private plan changes on future urban zoned land, have consistently been determined to be the most appropriate means to achieving well-functioning urban environments and the purpose of the RMA. Such private plan changes facilitate the required development capacity and are part of the solution rather than the problem. Auckland Council relies on the private sector to pursue the live zoning of FUZ land as it does not have the resources to fund such plan changes.

24. The FDS evidence report concludes that the past pattern of decision-making shows that the policy frameworks in the Regional Policy Statement of the AUP is not strong enough[2]. The FDS implementation consequently suggests the need to strengthen matters for assessing plan changes and that the "*sequencing strategy is embedded into the Regional Policy Statement. This will provide greater decision-making weight to the sequencing strategy on plan change applications*[3]*"*.

25. In 2016, the Auckland Unitary Plan Independent Hearings Panel (IHP) warned that the Future Development Strategy shouldn't be a method for controlling urbanisation process *as it would inhibit or even prevent meritorious proposals for greenfield development without a full assessment of those merits*[4]. We completely agree with the IHP that "*it is important that methods for providing land for urban development should be contestable to enable choices and reassure people and communities that restrictions on urbanisation will not result in an undersupply of land for urban purposes*[5]*".*

26. We strongly oppose the suggestion that the FDS sequencing strategy be embedded into the Regional Policy statement and changes to the RPS which would prevent private plan changes in FUZ or outside the RUB. The lack of contestability will seriously undermine the ability to achieve fair and just planning outcomes. Such changes would also be contrary to Policy 8 of the NPS:UD:

[2] Appendix 1: Legislative, statutory and policy context of the overall evidence report
[3] Paragraph 49 Planning, Environment and Parks Committee 04 May 2023 Agenda Item 9
[4] Pages 9 and 10 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

[5] 5.1 Statement of Issue, Contestable methods of managing growth Page 8 IHP Report to AC Topic 028 Future Urban Zone 2016-07-22

"Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

a) unanticipated by RMA planning documents; or

b) out-of-sequence with planned land release."

27. Such a change harks back to the days of the Auckland Regional Council and constraints on growth as a result of the Metropolitan Urban Limit being embedded in the Auckland Regional Policy Statement. This led to a situation where neither private interests nor district councils could give effect to the Auckland Regional Growth Strategy or Sector Growth Agreement. Experience demonstrates that Auckland Council has not and will not in the future advance plan changes to give effect to the growth management programme. This has been left to the private sector to advance private plan changes. We acknowledge that sequencing is an important consideration, but the ability for the private sector to advance private plan changes and question/change sequencing should not be prohibited. We reiterate the position of the IHP that methods for providing for urban development remain contestable.

Conclusion

28. We are concerned that the proposed approach of the FDS:
    a. Would inappropriately and potentially unlawfully predetermine the outcome of a future plan change process;
    b. Is unsupported by a robust evidence base that can be tested by affected landowners and other stakeholders;
    c. If implemented, will restrict the supply of land for urban purposes and prevent meritorious proposals for greenfield development without full assessment;
    d. Contains and/or relies upon a number of unreliable, incorrect and inappropriate assumptions and assertions; and
    e. Given the significance of its implications is being promulgated using a process that is inconsistent with the principles of natural justice.

29. In terms of our land, the AUP process zoned this land FUZ, as it is deemed suitable for urbanisation, consistent with the historical growth management directions. The unjustified removal of the Takaanini FUA is short sighted, undermines previous planning, limits potential development capacity and will reduce the competitiveness of land and development markets. The recommended removal of the FUA on the grounds of natural hazards has not been justified. Insufficient evidence has been provided to determine whether part or all the Takaanini FUA is unsuitable for development. Rather than removal, detailed investigations and structure planning are needed to determine what areas of the FUZ are suitable for development and the infrastructure required to service the Takanini FUZ area. The urban development unlocked by the FUZ would offset the cost of the bulk infrastructure required to service.

Alfriston Village Limited
25 July 2023

Future Development Plan 2023 #7927

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Currently, there are areas that still needs to be focused more, such as transportation. There has been a lot of delays in public transportation which makes Aucklanders use their own vehicle for transport which contributes to the heavy traffic that we experience everyday. Traffic congestion increases fuel consumption which can lead to increased carbon dioxide emissions and air pollution. I think that focusing on key areas such as making reliable public transportations, road widening, and improving outdated services will hurt the environment less and would benefit the Aucklanders more. Furthermore, the Greenfield areas should be kept as is for it is our main source of food production. Turning it into an urbanised development will only contribute to our exisiting urban sprawl and traffic congestion and loss of open spaces. Moreover, the process of urbanisation involves removal of vegetation, levelling of grounds, and constructing infrastructures will most likely lead to soil erosion, destruction of wetlands and other sensitive ecosystems.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

It is more convenient and cost-effective to have accessible facilities/services. This helps reduce carbon emissions as well.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

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I think that it is imperative to plan things first, such as investigating, before pushing ahead. This saves a lot of time and resources. Moreover, exposed/at risk areas should be left untouched to prevent effects of climate change.

Resilient infrastructure

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New Zealand is know for our greeneries/nature. I think that it only makes sense that we adopt to these changes. These systems not only protects our natural environment but preserves it as well. Both practical and aesthetic. I also think that it helps to look into other countries that prioritises nature-based infrastructures and adopt their systems if it’s fitting.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Preserve rural areas such as Karaka Peninsula and Pukekohe. These areas are known for their high value farming land. Once these areas get stripped off, they can never be replaced.

Future Development Plan 2023 #7965

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is considered that the Draft FDS 2023's deemed feasible residential capacity for existing brownfield sites (2.3 million houses) is highly over-estimated and is not economically viable. It would also not be able to be adequately implemented due to constraints such as limited civil and traffic infrastructure, private restrictive covenants from developers (which are able to prevent further subdivision and development), high value existing dwellings in sought after suburbs, high construction costs (especially for apartments) and general lack of market demand for the product due to compromised amenity and lack of housing choice by type and location. The sole use of brownfield site demolition and redevelopment as the predominant source of land supply is a highly risky strategy when one considers the constraints highlighted as part of this submission, and the fact that drainage assets on brownfield sites are likely to cost more due to the limited options for drainage connection designs. It is evident that existing urban infrastructure is already at capacity in brownfield areas for land uses such as schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, three waters and other services and cannot continue to be utilized for the 30 years of projected population growth specified in the Draft FDS 2023. The above conclusion is proven via aspects such as developments on existing brownfield sites requiring a stormwater tank to offset the capacity issues with the public stormwater systems. This approach to brownfield development in terms of drainage is not sustainable for a 30 year period. The Draft FDS 2023 refers to fiscal challenges to Council incurred via the COVID-19 pandemic and fluctuating levels of inflation and thus development on greenfield sites via private plan changes could result in unacceptable financial risks for Council. We do not believe that

perceived funding constraints should be a reason to limit greenfield development as there are other avenues to share costs such as via partnerships with developers. It is considered that the fiscal constraints will be temporary due to economic fluctuation, however the ability for developers/landowners on greenfield sites will be permanently affected if the existing approach within the Draft FDS 2023 is taken. It is unlawful and against the provisions of the Resource Management Act 1991 to completely remove the ability of landowners to apply for and achieve residential private plan changes and residential resource consents for activities on any type of land (unless prohibited of course) by creating so called “No go” areas which are undevelopable. The Draft FDS 2023 deferral of zoning by creating a plethora of greenfield sites to be subject to further investigation creates severe financial hardship for greenfield site owners including those with Future Urban zoned land who purchased in reliance on the previous 2017 FULSS. The U- turn directed by the Draft FDS 2023 will significantly damage investment confidence for years to come due to the uncertainty of future zoning/ development potential on sites and will likely send developers to more development friendly cities. The Draft FDS 2023 remains silent on what changes there will be to the Rural Urban Boundary should its proposed directives be adopted.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people’s daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It is evident that intensification is already taking place in outlying areas of Auckland no closer to the Central Business District and employment hubs than many Future Urban locations within greenfield settings. Increased density within brownfield sites will naturally generate traffic adding further congestion which does not appear to have been properly considered in the Draft FDS 2023 document especially in areas such as Takanini where Mixed Housing Suburban zoned properties and Future Urban zoned properties are situated next to each other as neighbours yet have differing development potentials. The Draft FDS 2023 presumes that there are no opportunities/options in any Future Urban Zoned area where development could occur especially in one of the four areas chosen for full removal. This ‘one size fits all’ approach wastes expenditure already incurred on major infrastructure upgrades in those areas, as well as private infrastructure upgrades for greenfield site owners via entities such as Vector and Chorus. These assets will not be fully utilized if the greenfield land for which they service is left undeveloped and would contribute to an economic imbalance. Infrastructure triggers to be met before greenfield development within the Draft FDS 2023 are overly conservative and assume that entire catchments of greenfield land are to be developed entirely with high intensity residential

proposals. There is no allowance within the FDS for smaller scale incremental development as would be anticipated on existing brownfield sites.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The Draft FDS 2023 overview refers to the weather events in early 2023 and considers them a benchmark in strategically creating 'No Go' areas on existing greenfield land. In comparison with existing brownfield areas, greenfield sites coped well with the weather events in areas such as Hobsonville Point and the subject site at 106 Airfield Road, Takanini which was unaffected by these extreme weather events. To remove development potential entirely from greenfield sites simply due to hydrological events is not justified given mitigation such as minimum floor levels can be imposed and registered on the titles of the greenfield sites within these areas. In addition to the above, the Draft FDS 2023 uses a rough GIS mapping system to determine floodplain extents without a comprehensive study undertaken with accurate mapping and does not give a formal definition of what criteria labels a greenfield site with a 'Significant Hazard' which warrants removal of any urban development. An example of this rough mapping and its unreliability pertains to the Future Urban sites near Airfield Road, Takanini which are completely covered by the 1% AEP floodplain yet a cluster of houses to the north of Airfield Road on Berwyn Avenue and Porchester Road, Takanini are not subject to the floodplain at all despite the land being flat and all other sites surrounding the cluster being subject to the floodplain. It is concerning that such rough flood mapping is being utilized to determine the final development potential of greenfield sites without a formal study or monitoring undertaken.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Whilst the notion of prioritizing nature-based infrastructure is a positive thing, it is likely that this infrastructure will be expensive when compared to standard methods of infrastructure eg stormwater tanks and will require constant maintenance which residents are unlikely to undertake on a long term basis. The cost of this nature-based infrastructure will also create further on-flow costs to developers and then to home buyers which contradicts the purpose of the Draft FDS 2023 which is intended to provide further avenues for development.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Urban area development should be allowed for in all zones where three water services exist or can be provided by developers, especially where nearby business land is included to enable people to live near work and have a selection of housing typology options.

Defer the Draft FDS 2023 outcome by at least two years until Plan Change 78 is fully implemented and an accurate assessment of feasible brownfield capacity is completed including business land. A formal capacity study is undertaken on infrastructure (especially drainage) in brownfield areas to ensure they can handle the Draft FDS 2023 anticipated residential growth and proof that the costs are in fact less than the per unit cost of infrastructure provision within greenfield areas.

Initiate alternative funding models to fund infrastructure and allow incremental development to occur in the Future Urban Zone areas where infrastructure can be reasonably upgraded to allow for it.

Provide a more accurate and robust mapping system for natural hazards as opposed to relying on existing rough modelling to determine development potential decision on land. Furthermore, a clear definition and criteria of “no go” areas is anticipated especially where effects can be adequately mitigated eg via minimum floor levels.

Confirm whether the existing Rural Urban Boundary (RUB) will be impacted by the proposed draft FDS 2023 directives. If so, how?

Future Development Plan 2023 #7994

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The traffic is the big problem for existing urban areas.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The traffic is the big problem for existing urban areas.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8037

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Not enough thought and planning has been given to the long term effects of the pressures of existing infrastructure and Aucklander's standard of living if focus is given to inward growth. The current transport system needs major attention as the network is not efficient as it is. There are frequent disruptions to the bus and train networks. Bus routes take a lot longer to arrive to destinations than driving. Driving is still the preferred method of transport for many Aucklanders due to the inefficient public transport system. Pressure will be put on roads and parking as the strategy does not give enough consideration to streamline public transport. Pressure on infrastructure such as schools, hospitals and other public facilities will also increase. This will result in a decrease in Aucklander's standard of living, which in turn makes our city worse off.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

I agree with this, however, infrastructure such as additional rail stations in the southern network such as Drury and Paerata has already been planned and in the process of execution. Development in these centers should be welcomed not halted/slowed as there is already substantial investment by council and central govt in these areas. It does not make sense to rezone sites in these areas to rural to stop development.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

There is not enough thought given to this plan/strategy, which will govern Auckland for the next 30 years. Public consultations only lasting for 1 month (then extended by another month due to pressure from the public) is an insult to Aucklanders as it is such a major change. I hope that the time and efforts Aucklanders have taken to give their submissions are actually listened and not merely because Council have to follow a process as this has a profound impact of Auckland and our future.

7. Perceived funding constraints should not be a reason to limit greenfield development.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. **Hobsonville Point** has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- Future urban area development should be allowed for in all FUZ zones where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.
- Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of **feasible** brownfield capacity is completed including business land.
- A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
- Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
- Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Future Development Plan 2023 #8048

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Your feedback

Focusing growth

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Alfriston area is not in flood zone.

Why removal from furture urban zone ?

Future Development Plan 2023 #8096

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Careful assessment required

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Working from home & shorter commute times always better. There seems to be no plan assisting, or promoting alternative transport apart from major corridors. With the aging population, combined cycling & walking shared spaces should be rolled out in older areas & be a part of any new development. Safe accessways will be required for the mobility scooter brigade when they lose their drivers licences.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Recent weather events highlighted this. Not every area is appropriate for development. The cost of coastal, and floodplain retreat will become burdensome if not prevented in the first place.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

The further use of raingardens, settlement ponds, & other devices will be necessary to protect the environment.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

The expansion of subdivisions of single dwellings on their own plot in rural areas should be discouraged. I have seen examples of random farms being subdivided in rural settings from Helensville to Paerata. None of these creates a sense of place. They only enforce the use of cars and have no sense of place or purpose.

Future Development Plan 2023 #8112

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This is a short sighted and inflexible approach. Draft FDS aims to solve issues, but by this approach will bring about many other problems not called out such as who and how funding for infrastructure cost is passed onto other parties, not just rate payers.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

We need more local centres to be developed so people are closer to these, not just enhance existing local centres.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Brownfields intensification should also restrict existing urban land exposed to hazards, however, the Draft FDS hasn't really focussed on these brownfields risk areas.
in addition, Alfriston area in Takanini has been incorrectly identified at hazard risk when mainly only area south of Papakura stream is at hazard risk. Council need to rectify this error.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

agree to parts, where natural based infra makes sense and does not cost much more, then this should be adopted. However, cost benefit need to be done on Mauri enhancing.. we should be adopting this if there benefits realised exceed the cost, rather than just being a woke-ness exercise for virtue signalling forced upon private landowners.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

As mentioned, incorrect evidence provided for Alfriston (Takanini FUZ). Alfriston area is under no hazard risk and should not in any way be removed from FUA. Refer to additional details in supporting document.

Submission to Auckland Council on the Draft Future Development Strategy 2023 ("FDS")

As an owner of Future Urban Zone ("Future Urban") land in Auckland, I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 ("FDS").

I **strongly oppose** the Council's approach to the FDS for the following reasons:

1. Removing the future urban zones and concentrating developments on brownfields will completely break the already tipping balance and is highly likely to create significant adverse societal impacts. To have developments focussed on brownfields will also turn Auckland streets into a huge construction site for many years to come – streets that are already densely populated. This would result in a terrible environment for the residents and also increases hazards due to these construction works for Aucklanders.

   The existing Unitary Plan has already considered the varying characteristics of each suburb and has the building density set to a maximum level, where housing supply and environmental impact is balanced. Current high-density areas are already experiencing significant/unresolved issues; little space between neighbours, single garage or no parking causing roadside parking to increase which causes traffic jams, no safe space for kids to play on the property, dangerous road conditions for pedestrians and drivers alike. All these issues are only becoming worse with the amount of tall, high-density terrace/town houses being permitted for construction in these areas.

2. Existing public service facilities in current urban areas, including but not limited to public medical centres, libraries, swimming and fitness centres, public green places, will bear pressure beyond the scope of the proposed FDS regulations, and the possibility of expansion under existing urban conditions (land size, traffic conditions etc) is extremely low. This will cause a lot of inconvenience for existing users and even a shutdown for an extended period of time.

   From the cost and convenience point of view, the construction and development of new public facilities in new urban areas will allow for even distribution of the pressure on existing urban areas. It is a more cost-effective and more feasible way to use taxpayers' money as these newly developed areas will be better constructed and more aesthetically designed to provide quality-of-life improvements for Aucklanders including better irrigation systems, public infrastructures, and public facilities.

3. From an investor's perspective, funds put towards areas with a future are much more attractive. With businesses and investment, the government will also receive more tax funding, this can further be put into support of better infrastructure such as new underground power lines instead of the dangerous overhanging power pylons. This deferral or restriction to the current Future Urban development will not only cost investors time and money, but will also cost the council money as well as confidence from the investors.

4. The Council has already put time and money into effectively investigating and planning so that the Unitary Plan can be put into effect, this includes consideration for the population growth in the area, schools, town centres, kindergartens, retirement villages, road planning, public transport, drainage as well as accommodation development. We should be able assume that council's decision to zone the area as Future Urban Zone years ago was after thorough consideration.

   As the population of Auckland continues to grow, there will inevitably be a shortage of affordable housing. Promoting the development of Future Urban areas by creating new centres of living not only provide job opportunities, but also affordable living for those in the locale. Whereas if this is reconsidered now, it would be a waste of taxpayers' money to do another review when the current Auckland area becomes heavily overpopulated and these areas become sorely needed again. There is no reason for the Council to waste money and time to change the original plan with only just 6 years from effect. Money and resources should be focussed on upgrading existing infrastructure which Auckland Council has always promised but failed to carry out.

5. Local schools are also have full capacity and will not fulfil the schooling requirements of future residents should population density increase in these areas. Schools are already facing classroom space shortage, shortage of teachers, and families within the school zones need to be put on waiting lists for enrolments which evidences that the population density has reached a limit under current infrastructure capacity. Existing school resources have been unable to cope with the increase in the school-age population brought by high density development in the existing urban areas, and the educational resources provided by the government cannot match the consequences of high density development. For example, Hobsonville Point Primary School now requires an application queue two or more years in advance, and Chapel Downs Primary in Flat Bush already has more than 50 students per class. The teachers are unable to identify individual students let alone provide effective student-teacher interaction if class size exceeds a certain number. This issue persists and is common in schools in high density urban areas. In view of the limitations of built urban areas, the possibility of expanding pre-existing schools is low and extremely challenging. The only way is to increase the construction of new schools in new urban areas to reduce the pressure on pre-existing education resources.

6. The recovery of brownfield to become usable land only has two possible resolutions, money spent on sterilising and recovery, or leaving the area to naturally recover over an extensive period of time. Infrastructure is the same, the replacement or installation of new systems into the area to support development does not change between brownfield and greenfield. Furthermore, brownfield is not currently attractive towards investors, nor would it be attractive towards home owners if they are told that the area was a contaminated, waste disposal or dump site.

   Brownfield intensification will cost the council a lot less if left to decontaminate naturally over a longer period of time. We are fairly certain that developers will not be keen towards putting funds into decontamination of a property when they can invest

into a property that does not have these issues, this is why the geo-technical report exists in the first place.

7. The Council proposes to remove four areas for urban development (down zone future urban land) because of hazard risk (in whole or in part). What are the hazards risks and have these areas been identified? Does this hazard risk have any causal effect on other areas? Investigation should be focused on areas where there is high risk of flooding. Increasing the density of housing in low-risk areas and decreasing the number of houses in flood-prone areas would make sense both ethically and economically, this is a good direction for the general population as it provides for new safe and sanitary living conditions.

   Impacts of natural hazards on future urban land do exist, especially in high-density brownfield zones. Due to the dense population, green areas have drastically reduced. Current drainage pipes are unable to process large amounts of rainwater and sewage as evident with recent floods. The damage caused by these recent events is directly related to the loss of green space due to the overdevelopment of brownfield sites. The FDS plan will only increase the pressure on existing infrastructures to withstand future natural hazards which would cause far more potential losses and heavier consequences in the future.

8. The FDS provides a trigger based approach to greenfield development. It's unclear if all infrastructure projects need to be implemented prior to a change of land zoning or is a staged approach. This is not a reasonable consideration, after the zoning has been changed, infrastructure projects should be implemented so as to support further development in those Future Urban areas where investors have put money into. A staged approach after the zoning change is reasonable as the expansion of Auckland goes outwards.

   Additionally, the FDS will form part the Reginal Policy Statement which poses a risk that all future private plan changes can be rejected if they don't align with the FDS especially around infrastructure triggers. These infrastructure rules should have already been considered during the previous Unitary Plan assessment. This should be a united decision and not one that is solely controlled by FDS, as there will be believers that emphasis on brownfield recovery at the cost of the council/government is more effective that upgrading or installing new infrastructure to greenfield, as previously mentioned developers would not be keen and neither would taxpayers.

9. Since the Unitary Plan came into action commencing 15 November 2016, certain regions have been zoned as Future Urban land under this plan, which greatly increased the CV of these areas and subsequently increased the respective land rates. As a result, landowners of these Future Urban land have paid more in local taxes over the years than what is required for the current municipal conditions in these areas. If the government wants to change this Unitary Plan, the overpaid land taxes starting 15 November 2016 must be refunded to these landowners.

Due to the increased CV after these regions were zoned as Future Urban land under the Unitary Plan commencing 15 November 2016, the housing price in these areas also rose sharply. Some individuals have already purchased property and land in these Future Urban land at high prices. The housing market prices are greatly affected by CV; therefore the government must compensate the existing landowners in the Future Urban land under the current Unitary Plan for the loss caused by the fall in house prices as a result of removing these areas as Future Urban land.

10. Restrictions to greenfield growth is absolutely going to cause already high-density areas to increase in price. As Auckland does not have plans to become a skyscraper city, the expansion can only go outwards, and it should as this is the quality of life that people who visit or reside in Auckland want for experience. New Zealand is known for its natural environment which attracts people around the world. People from other countries come here to enjoy a low-density high-quality life, and along with them come the money to support business opportunities. If all of Auckland's growth is focussed on brownfields, it will ruin the character of Auckland city.

    For many Aucklanders, living in a suburb is where they and their family can enjoy space and nature, and commuting to work in an urban centre is already part of the "kiwi culture". The FDS plans to overdevelop the brownfield zones which would only destroy this culture. If Auckland becomes no different from other overpopulated cities with a high cost of living, unaffordable property prices, and tiny living spaces, this will not attract anyone. No people, no business, no future.

Future Development Plan 2023 #8131

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The existing infrastructure could not handle this

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Because the exclusion of an entire area is not necessary. Risks can be managed on a site by site basis

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8132

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The previous auckland future growth strategy has already been carefully and thoughtfully planned by previous Mayors and Councillors. Why suddenly change all the previous planning after Mayor Wayne Brown gets elected?

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Again, previous Mayors and Councillors has already thought and planned it accordingly. Why all of a sudden you want to make the local centre even more focused on local centre? You have to wonder who will be the biggest beneficiary from such changes.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Hasn't these known risks / potential risks been looked at by previous Mayors and Councillors carefully already (years)? With such small amount of planning time to change the previous planning using the recent weather events as an excuse seems like a gross exaggeration to me. .l,

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

This is a good idea. You can make changes without changing the previous planning with such little consultation period.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #8155

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

brownfields intensification should be considered hand in hand with greenfields development to provide options for Council and residents in the city. By ruling out one over the other seems short sighted as these are not mutually exclusive, but rather can complement and be executed in parallel

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Yes but not limit this to existing local centres only. Broader view should be taken to plan for new local centres in areas in up and coming areas where people want to live, rather than force people who don't want to live in high rises out of Auckland.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Council has focussed approach on hazard assessment predominantly on FUAs only. Hazard assessment is broader and risk is huge in existing urban areas, yet the FDS does not go into any detail assessment of existing urban areas at risk, and how to resolve these, such as the west Auckland areas hit by the anniversary floods. There are many existing urban areas that need infrastructure upgrades to deal with these hazards yet none are specifically mentioned in the Draft FDS, except broad brush principals outlined, with no explicit detail on how they will be policed/monitored

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

agree where practical and cost effective, or which can be funded by individuals and not by the ratepayer in genera. Only where outcomes are justified, not just doing for the sake of saying we did it.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland Council has made an error in proposing in Draft FDS to remove the whole of Takanini FUA. There are parts of Takanini not at risk of hazard, this is the Alfriston area north of the Papakura stream. This area should not be removed from FUA. Please see attached supporting information with more details

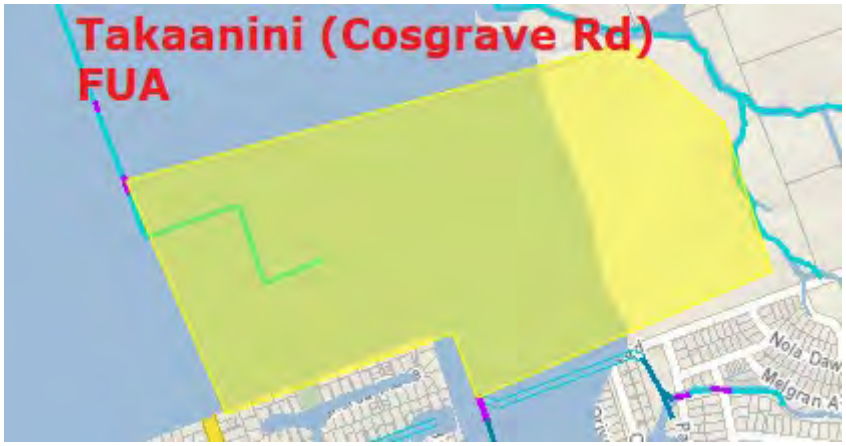
Submission to Auckland Council on the Draft Future Development Strategy (FDS)

Submission

1. The proposed removal of a large portion of the Takaanini FUA, even for areas not exposed to any hazard risk is unfair and unjust to landowners who have purchased based on future urban zone (FUZ) and which Council have levied rates based on future urban zone. Council has happily collected elevated rates paid by landowners in FUZ to subsidise operational costs within other parts of Auckland.
2. The Draft FDS and FUA Evidence report for Takaanini has incorrectly identified the Northern part of Takaanini FUA as being exposed to hazard risk. Only the area south of the Papakura stream and the land immediate adjacent north of the Papakura stream is subject to the hazard risk. All properties to the north of Alfriston Rd do not have any hazard risk.

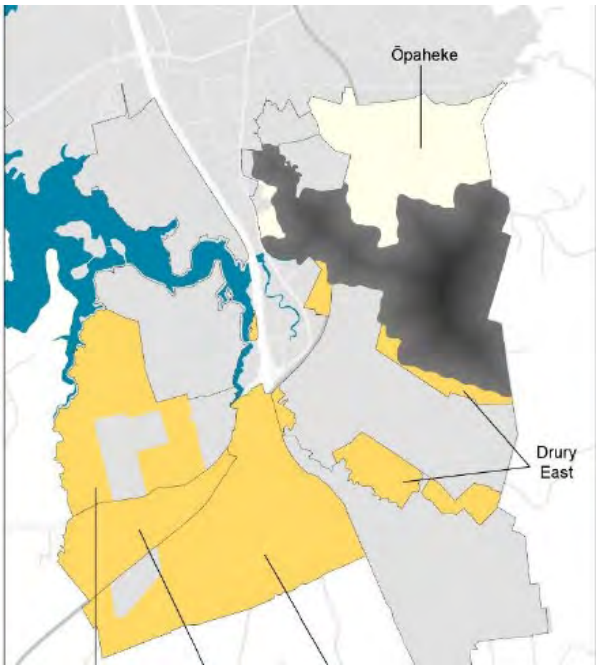


3. The Draft FDS's proposal to remove the whole of Takaanini FUZ is inconsistent with Auckland Council's own approach being proposed for other FUAs. Examples of these inconsistencies being applied to other Southern FUAs :
   a) Draft FDS proposed Takaanini (Cosgrave Rd) FUA is retained, even though the Takaanini flood plain covers 70% of this FUA



b) Opakehe FUA – Draft FDS proposed removal only covers part the FUA which is under the hazard risk - the Slippery Creek portion of the FUA only. The other parts of the Opaheke FUA not within the flood plain is retained as FUA.

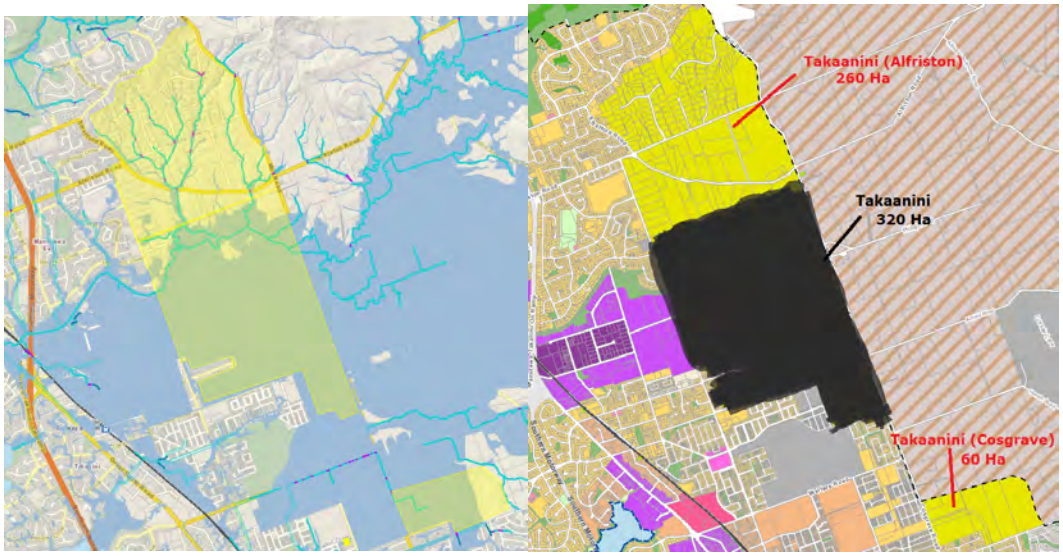
Ōpaheke *(previously named as Ōpaheke -Drury)*	Future Urban zoned	2028-2032	2050+	Timing delay Recommend removal of Slippery Creek portion of FUA



4. The removal of FUA for the part of the Takaanini is unjustified and causes destruction of land values unnecessarily without achieving any benefits or alignment to the principles set out in the Draft FDS
5. FUA Evidence Report – Council recognises that this FUA will lead to lower emissions and KVT when compared to other FUAs given its close proximity to Manukau and Flat Bush where there is an abundance of public transport, business, education and social services. This aligns well with the climate change and emissions reduction principles as outline in the Draft FDS.

Proposed Changes

6. Rather than have a unnecessary heavy handed approach to remove the FUA for the whole of Takaanini, Council should adopt a smarter, more nuance approach to Takaanini FUA by splitting off the area just north of the Papakura Stream which is not within any hazard risk, and reinstate this as Takaanini (Alfriston) FUA



Sub-region FUA cluster	Future urban areas	Status in 2023	FULSS 2017 timing	FDS New timing	FDS approach
South					
Takaanini	*Takaanini (Walters Rd)*	*Live zoned*	*2012-2017*	*N/A*	*Infrastructure review*
	Takaanini (Cosgrave Rd)	Future Urban zoned	2023-2027	2050+	Timing delay
	Takaanini (Alfriston)	Future Urban zoned	2043-2047		No change
	Takaanini	Future Urban zoned	2043-2047	N/A	Recommend removal of Takaanini FUA

a. Rectifies inconsistencies and oversight in the Draft FDS to by reinstating Takaanini (Alfriston) as FUA. This will be in alignment with the approach taken to other FUAs and aligns to principles set out in Draft FDS.
b. Does not destroy land owners' value without valid justification
c. The FULSS 2017 timeline of 2043-2047 is still over 20-25 years away and thus will not impact any of Auckland Council's infrastructure spend nor priority in the 10 year budget
d. Safeguard options for the future and allow pivoting to green fields development without undue cost and process to initiate Council-Led Plan Changes to unzone & rezone this FUA (e.g. change in central govt policy direction, mitigate unaffordable housing, reinstatement of Mill Rd extension project)

Future Development Plan 2023 #8249

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

People need green space to live and have healthy lives. This impacts wellbeing more than being in a compact city. Our interconnectivity should be considered in a way that allows for innovation and growth in new technologies. Use internet connection as an example. In many places across Auckland, your people are still without Ultra Fast Broadband, yet now the technology has evolved so all that spend on infrastructure is less relevant.

Please do not limit housing and business growth to areas you assume will be the areas people want to live in. Let the people decide and work within planning measures so that we can live the way we want to, innovate in clever ways and not be forced to live in other cities or countries because Auckland is only focused on it's city.

Greenfield developments are modern, considered and are providing affordable housing options to thousands of families. Having larger blocks to live the Kiwi way of life in Auckland is something to be treasured. Please do not blacklist sites around Auckland. Please do not only listen to employees of Council or consultants paid by Council. You are impacting families, employment and wellbeing with this decision and it has been handled particularly poorly. Don't let this be your legacy.

Our communities on the edges of the city depend on businesses to grow here too. Let us build the communities we want around us.

Please do not let your short term budget issues shortchange us for the next 30 years. Give us a chance!

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The idea sounds great, except you've only chosen 5 areas, all central to the city. What about the rest of Auckland?

Your plan completely ignores Southern Auckland. We have great places here with significant business investment in our future. Where is the Council investment in our future? Why do we constantly need to turn to private solutions to move ahead?

Your experts plan to blacklist large parts of the area around Papakura. This will significantly impact the effectiveness of our town centre and clearly our infrastructure will be limited while you spend it in more affluent areas of the city. This is not what we want from our Council.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Why aren't you including Tamaki Drive and Remuera in your plans for significant natural hazards? Why only target the outer suburbs? This feels discriminatory and poorly thought through.

It signals that you do not trust your planning regulations.
Why not create planning regulations that allow council and private enterprise to propose solutions to natural hazards (there are many) rather than assuming you know more than the collective whole? Let us innovate and work to do this together. Your assumption of vulnerable locations is misguided and based on modelling that has a bias towards greenfields.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Great - let us innovate in this area to create better communities and learn to live with the ecosystem around us.
What do you plan to do for the ocean of the Hauraki Gulf and Manukau Harbour or are you only considering land? Where is the Council's plan for nature based infrastructure to protect our greatest asset?

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Your plan was terribly communicated. We have had no formal notification at all from Auckland Council about this change, yet you can manage to send reminders about registrations and rates.

You've personally cost our neighbourhood in excess of $50 million just by putting out this draft. Where is your courtesy to at least advise us that you were going to impact us so significantly? It's disgusting behaviour from our elected officials. We lose significant investments and you can't be bothered to send an email or do a letterbox drop.

We have several neighbours who had millions wiped off their properties overnight because of a DRAFT from council. Please don't be so naive to think this won't impact their livelihoods, businesses, employment and the community around us. It has been incredibly terribly managed and regardless of the outcome the amount of stress, anger and resentment you have caused is significant. Please be more considered in future, this is a disgrace. Our mental health matters as much as people in the city. You don't provide streetlights, or footpaths or any of the things parts of the city take for granted, yet you feel like you can write millions of dollars off our properties because some other area of the city was impacted in a storm.

Please think through this with more compassion.

Future Development Plan 2023 #8253

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

#8253

Submission to Auckland Council on the Draft Future Development Strategy (FDS)

My name is [redacted]

Address [redacted]

Date 31/7/23

Email [redacted]

Phone [redacted]

As Auckland resident / Owner of Future Urban Zoned land in Auckland (delete one) I make the following submission in response to an invitation to comment on the Auckland Council Draft Future Development Strategy 2023 (FDS).

I strongly oppose the Council's approach to the FDS which focusses almost all of Auckland's growth in existing areas of Auckland for the following reasons:

1. Brownfields feasible residential capacity of 2.3m houses is highly over-estimated with much of the plan enabled capacity economically unfeasible, and not able to be developed due to limited infrastructure, private restrictive covenants (preventing further subdivision or development), high value existing dwellings, high construction costs (especially for apartments), and lack of market demand for the product.

2. The use of brownfields demolition and redevelopment as the predominant source of land supply is a highly risky strategy that does not provide a resilient supply and limits housing choice by type and location.

3. Infrastructure is already at capacity in brownfield areas including schools, early childhood centres, recreation reserves, hospitals, medical centres, roading, storm water, water, wastewater, and other services and cannot continue to be utilised for 30 years of projected population growth. Costs to upgrade this have not been compared with the same costs complained about in greenfield areas. This will be a budget blow out just like the CRL.

4. Intensification is already taking place in outlying areas of Auckland no closer to the CBD and employment hubs than many current Future Urban locations. Increased density will generate traffic adding further congestion.

5. The FDS ignores the unsatisfied demand for employment zoned land especially land for large footprint buildings. No business capacity study has been published yet no new business sites can be created in brownfields areas. As a result, the price of such land will continue to skyrocket while the FDS completely misses an opportunity to create sustainable residential communities close to new employment areas.

6. The FDS presumes there is no opportunity in ANY FUZ area where development could occur. This shotgun approach wastes expenditure already incurred on infrastructure upgrades. These assets will not be fully utilised if the greenfield land which they service is left undeveloped.

#8253

7. Perceived funding constraints should not be a reason to limit greenfield development.

8. Infrastructure triggers to be met before greenfield development are overly conservative and based on the assumption that the entire area is being developed. There is no allowance for smaller scale incremental development.

9. Greenfield developments coped well with the recent rain events in the Auckland region and provided for resilient communities compared with many of the existing brownfield areas. **Hobsonville Point** has been cited as a good example. Many brownfield areas earmarked for growth cannot cope with additional intensification.

10. The FDS deferral of zoning creates severe financial hardship for FUZ landowners who purchased in reliance on the 2017 FULSS. The U-turn signalled by the draft FDS will significantly damage investment confidence for years to come, sending developers to more development friendly cities.

11. It is unconstitutional to embed the FDS in the Regional Policy statement and through that mechanism remove the ability of landowners to apply for and achieve private plan changes.

12. It is most likely illegal for this policy to be introduced without extensive consultation and public hearings.

The outcome I would like to see from my submission is:

- Future urban area development should be allowed for in all FUZ zones where piped services capacity exists or can be provided by developers, especially where nearby business land is included to enable people to live near work and have housing choice.
- Defer the FDS by at least two years until Plan Change 78 is resolved and an accurate assessment of **feasible** brownfield capacity is completed including business land.
- A capacity study is done on infrastructure (particularly three waters) in brownfields areas to ensure it can handle future residential growth and the costs are in fact less than the per unit cost in greenfield areas.
- Initiate alternative funding models to fund infrastructure and allow incremental development to occur in FUZ areas where the infrastructure can be upgraded to allow for it.
- Assess current greenfield development opportunities on a much finer grained basis enabling at least some land to be developed immediately under a revised FDS.

Signed [redacted]

Dated 31/7/2023

Future Development Plan 2023 #8258

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

- Greenfield development allows for flexibility in design, it creates a blank canvas for design, infrastructure and well thought out communities. Look at Canberra as an example.

- Innovation and modernisation in greenfield practices ensures that we can use the latest technologies, sustainable practices and climate related responses. It allows us to innovate with energy, waste management, transport and urban living.

- It creates economic growth. Just look at the growth around Drury and the investment of some of New Zealand's largest businesses. Why would you want to slow this down when they are investing millions of dollars in construction and state of the art manufacturing which will allow Auckland to shine.

- Housing demand. Affordability has more room to be considered in a greenfield development. Affordable housing is not just a unit. We've built over 500 affordable homes on the land next to the areas in Takanini, Opaheke and Hobsonville where you now propose to blacklist and remove from future urban development. These families live in beautiful, modern homes, well designed and all have a yard for their children to play in. As Councillors is it your right to remove this from Auckland families? Why not focus on ensuring your resource and building consent process meets the needs for the future and let us work within that framework rather than selecting large areas of land close to commercial and town centres that will be permanently vacant.

- Community building. We have a great supportive community in Papakura, Takanini, Opaheke and Drury. Let us revitalise this area and continue to protect the mana of this area.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

Your question is loaded and clearly designed to give you an answer that fits with your proposal. Please don't guide the reader into an answer.

People do want accessible centres, yet this proposal only looks at five key areas. It makes the rest of the city feel like there will be no investment outside those suburbs.

Your proposal includes rezoning land within walking and cycling distance to Papakura and Takanini. This does not feel like you are truly proposing housing and business development in local centres. This feels like you are blocking hundreds of hectares from development in areas where affordable housing and considered development is needed the most.

It is hard to see how communities like Papakura, Takanini and Drury don't need housing intensification and support to revitalise them. By denying this development and population growth, not only will it undermine the ability for sustainable and healthy new suburbs, it will also undermine the ability of these existing communities to flourish.

Please work with local businesses including commercial, manufacturing and construction to better understand the detail of the areas and ask the residents for ways to make this possible. Don't rely on your employees to make the best call when they live outside the area.

Think about this at a more grassroots level and allow the investment and innovation of our suburbs that are not in the CBD.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Based on the supporting information, there is a clear implication that the Drury/Opaheke area is highly susceptible to flooding and other environmental risks. This is misleading and incorrect. While the Drury township area had localised flooding around the estuary area (which considered development will address) the bulk of the area had minimal to no impact from the recent cyclone and weather events. Furthermore the planning and development of new suburbs caters for this type of event extremely well and provides communities with lower environmental hazards than older higher density suburbs with ageing infrastructure/insufficient stormwater capability.

Innovation is the key here. Please do not make 30 year decisions that lock us into something that may have a very clear answer in a shorter time frame. Look at the impact of Uber or Netflix. Did anyone suspect 15 years ago that we would have these solutions? Please ensure your decision allows for flexibility in the future, not cold and hard lines in the sand.

Please do not use climate change as a way to make planning zone changes to suit your current budget constraints. There will be many exciting ways that allow us to construct affordable, sustainable homes in the outer areas of Auckland that will meet the needs of climate change. This can only be achieved if you continue to support education and business (and this includes construction and manufacturing) in all areas of Auckland - not just the city.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Please tell us what your definition of decentralisation is? This makes us assume that you won't be paying for vital infrastructure.

How would the Councillors propose the city will look without investment in vital climate change infrastructure in the event that there is no decentralised investment. What does that look like?

As businesses we are more than happy to invest in necessary infrastructure and most businesses need to do this already. This proposal has the potential to cost our business significantly as you restrict the areas we can build affordable homes in Auckland in greenfield developments. How can you then ask us to invest in climate change infrastructure when you're restricting our ability to act as a business?
Give us the flexibility to invest in greenfield development where we can design nature based infrastructure into the design and build it from the beginning. It's a much cleaner and efficient way to build communities for the future. We want to continue to work in and around Papakura, Opaheke and Takanini to do this. Please don't restrict our land options to do this.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please do not make long term decisions that will impact our city for the next 30 years that cannot be undone if we find more innovative ways to work and build our homes and town centres.

For future feedback, please ensure you communicate clearly with everyone impacted, including small to medium sized businesses. We have had no formal notification of this from Auckland Council.

There is also concern that the urban environments that will be impacted by the proposed intensification are unaware of the long term impact on their communities. As such have not been given sufficient opportunity for consultation on this proposal as well. Are people in Manukau and Mt Roskill aware you are planning on turning their suburbs into construction zones for the next 20 years as never-ending infrastructure upgrades and multi-level developments are built around them.

Future Development Plan 2023 #8286

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

I can see the need for this, it is occurring in Papakura & other parts of the city, however there are few/no new local & handy new parks, play areas or recreational areas. Families need at least a small area of backyard/outdoor space & easy access to play and move. Already in Papakura multi-dwelling buildings are built without any grass only concrete. I don't agree with this. There should be mandatory inspections of developers to ensure this is provided.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

In principle I agree with this, however roading must be wide enough to cope with the umber of cars which residents still have, but little or no on-site parking in these higher-density buildings. Already in Papakura, where developers are building 2-3 story-intensive areas people still have vehicles which are parked in both sides of the roads & impede traffic slow. Even though near to local centres & public transport vehicles are still needed for weekly shopping, family activities, e.g weekend sports etc..

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Makes good environmental, social & economic sense! Avoiding growth in areas that could be hit by severe flooding, or shops (as has already happened in Auckland floods) is essential.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

It is needed

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Please still need room for recreation, pleases ensure developers & council carry out all requirements to provide this when applying for consent. Even with intensification chose to public transport access families still need vehicles (as mentioned) so any new greenfields area as we have seen in outskirts of Papakura/Drury - need wide enough roads for some - on street parking & to ensure emergency vehicles have access! All focused growth in existing urban areas must be well-planned and allow for quality of living for dwellers, not in the ad hoc manner that is currently being allowed, which does not take this quality of living into account. That is, stop infilling on small sections. We are looking at potential future slums!!

Future Development Plan 2023 #8412

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Other

Tell us why

1. Agree for areas that can cope with the addition of multi-story houses and infrastructure that goes with them. As long as there is plenty of off-street parking as there is generally more than 1 vehicle per unit.
2. But disagree where there are new areas like Drury Shopping Centre and Industrial being created.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

That is all well and good for areas with good roading and plenty of parking already. But other areas are packing people in like sardines creating overflow of vehicles. Not all jobs are in the area being increased so there is increased burden on roading regardless.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

I agree but also disagree. I don't believe that blanket approach to whole areas is the way to do it. Each parcel of land and areas with those parcels should be accessed individually as has been done in the past and use professionals like engineers and planners for advice and boundaries for building platforms.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

I believe all areas of Auckland should have this and not just the new build areas. Including cycle and walking tracks through these nature-based areas so they are multi-purpose. Increasing housing in built up areas already will require properties purchased by council for these purposes of nature-based infrastructure.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I live in Drury on Appleby Road and have grown up here since 5 years old and owned my own property for nearly 30 years. My property appears to be in the black zone, which I disagree with. In 50 years I have been in Drury it has never been a massive issue with flooding apart from about 3 weather events in where it was flooding everywhere around Auckland. I believe, if managed correctly with drainage, ponds and good engineering these black areas in Drury can be trusted and not cover such a large area, being assessed on a case by case.

SEE ATTACHED FOR CONTINUED FEEDBACK

#8412

Help us shape Auckland's future growth

Feedback must be received by **Tuesday 4 July 2023.**

Auckland's Future Development Strategy (FDS) sets out the big picture vision for how the city and region should grow over the next 30 years.

Cities can grow in many different ways. We propose that most new housing and business development be in the existing city near town centres, good public transport services and jobs, rather than spread-out across the region.

To protect our environment and ensure new homes are built close to the things that people need – like jobs, education and leisure activities, we propose to reduce greenfield growth. Greenfield growth is development of previously undeveloped land on the edge of Auckland that expands the city.

The draft FDS proposes to improve natural environment outcomes and help to address the impacts of climate change by protecting ecosystems, greening the city, and promoting resilient design solutions.

We want your views on how this "big picture" approach could be improved.

We strongly encourage you to read the proposed approach and accompanying information before answering any of the following questions.

We encourage you to give feedback online at akhaveyoursay.nz/futureauckland, or you can:

Scan and email your completed form to:
futuredevelopmentstrategy@aucklandcouncil.govt.nz

Post your completed form in an envelope to:
Auckland Council
Attention: Future Development Strategy
Freepost Authority 190153
Private Bag 92300, Victoria Street West
Auckland, 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name: Last name:

Email address or postal address:

Your local board:

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐ Yes ☑ No Name of organisation/business:

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Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

☐ Male ☑ Female ☐ Another gender (please specify): _____

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44
☐ 45-54 ☑ 55-64 ☐ 65-74 ☐ 75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

☑ Pākehā/NZ European ☐ Other European ☐ Māori
☐ Cook Islands Māori ☐ Samoan ☐ Tongan
☐ Indian ☐ Chinese ☐ Southeast Asian
☐ Other (please specify): _____

Would you like to subscribe to any of the following (tick all that apply):

☐ People's Panel – to take part in council surveys

☑ OurAuckland – your weekly guide to what's happening in Auckland

☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at akhaveyoursay.nz to find out about, or register to receive regular updates on, consultation activities happening across Auckland

Your feedback (all questions are optional)

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OTI

1. **What do you think of our approach to focus most of Auckland's growth in existing urban areas?**

- ☐ Agree
- ☐ Disagree
- ☑ Other
- ☐ I don't know

Tell us why

① Agree for areas that can cope with the addition of multi-storey houses and infrastructure that goes with them. As long as there is plenty of off-street parking as there is generally more than 1 vehicle per unit.
② But disagree where there are new areas like Drury shopping centre and industrial being created.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. **What do you think of our approach to focus development near local centres?**

- ☐ Agree
- ☐ Disagree
- ☑ Other
- ☐ I don't know

Tell us why

That is all well and good for areas with good roading and plenty of parking already. But other areas are packing people in like sardines creating overflow of vehicles...
Not all jobs are in the areas being increased so there is increased burden on roading regardless.

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Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. **What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?**

- [x] Agree
- [x] Disagree
- [x] Other
- [ ] I don't know

Tell us why but also disagree:
I agree, but I don't believe that blanket approach to whole areas is the way to do it. Each parcel of land and areas within those parcels should be accessed individually as has been done in the past and use professionals like engineers and planners for advice and boundaries for building platforms.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

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OT

4. **What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?**

- [x] Agree
- [ ] Disagree
- [ ] Other
- [ ] I don't know

Tell us why

I believe all areas of Auckland should have this and NOT just the new build areas. Including cycle and walking tracks through these nature based areas so they are multi-purpose. Increasing housing in built up areas already, will require properties purchased by council to these purposes of nature based infrastructure

Other feedback

5. **Do you have any other feedback on our approach to how and where Auckland should grow and change?**

I live in Drury on Appleby road, and have grown up here since 5 yrs old, and owned my own property for nearly 30 years. My property appears to be in the black zone, which I disagree with. In the 50 years I have been in Drury it has never been a massive issue with flooding apart from about 3 weather events in which it was flooding everywhere around Auckland. I believe, if managed correctly with drainage, ponds and good engineering these black areas in Drury can be limited. and not cover such a large area, being assessed on a case by case.

P.T.O.

Need more room? You can attach extra pages.

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How can the council be allowing so much growth to be happening in Drury through the new industrial area at Stevensons, plus the future shopping centre going in up fitzgerald road and then to just adjust future urban abruptly in the black areas when they were originally future urban... doesn't make any sense when Drury is about to be a city in its own right. If you are wanting to keep housing and industry and jobs local to each other, then you will need a large number of housing in drury itself, so it seems to be not in line with what you are saying. If there is not enough housing for the jobs available in drury then people will no doubt be travelling in to work on roading that is continuing to not keep up with the demand on it.

With the change from council to put Drury into "future urban" (around 2016) my rates has been going up to a ridiculous amount. Over the years the price of land has been pushed up by land bankers with the idea that their land will one day be worth a lot more. This has impacted us general land owners who wanted to just live in Drury for a lifestyle. The council has impacted my cash flow immensely by stating the label "future urban" on my area. For this to now be taken away, if this be the case, I would expect that the council make good to all the people like myself who have been impacted financially with high rates due to that title put upon us as "future urban". I, and many others would be looking for some refunding of the excessive money paid to the council in rates, from the date the future urban term was placed on our land, until the date it is taken away and our land values reduced. Market and price reduction is inevitable if this goes ahead. And it is already noticeable that some of the land bankers are trying to offload properties quick before you make your final decision. These parcels of land are listed but as yet do not seem to be selling. Council has already impacted our area significantly, by a simple change of heart and the meer suggestion of change.

In order to pass this "future urban" plan, back in 2016, many years were spent by supposed professionals in their areas of expertise deciding which areas these would be, and when the likelihood of them becoming so would be. Instead of selling my property in the high which would have been financially a very good idea, I was waiting for the day that the "future urban" be realised and get a good retirement fund coming my way. By thinking this was going to happen made it more wearable for the fact that the rates bills were high. The land alone cannot support its rates bills and it becomes a rather large chunk of yearly expenditure not available for general living in a time of high inflation and living costs out the roof.

This change of mind by the council has been pushed through over the course of a very short time, in fact since the floods in Auckland earlier this year. Are you telling us all that the professionals that took years (5 years is my understanding) deciding the fate of the areas involved, were not equipped to make the right decisions and made mistakes? Or is it that in the haste of the council trying to look like they are doing something to reduce future flooding issues like what happened in Auckland with the storm Gabriel, has put a large black stamp on a few areas that look like potential hazards to take out of "future urban". Whichever it is, I disagree with the council's approach to changing the areas from what their original designation was. It is up to the council to make the decisions on each and every parcel of land as they have done in the past, and continue to do, on an individual basis and put rules and regulations on what is required of them. I believe this can easily be done, and still adhere to zones within each parcel that should not be built on, or used for different purposes like a green zone. Surely that is what engineers and planners are employed by

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council to do, for all areas already. And may I say that it was not any new areas that were affected majorly by the flooding earlier this year, but indeed the older areas which could not cope with the flood water through bad infrastructure. The infrastructure that council wishes to put even more pressure on with intensified housing! It appears that engineers of today need to fulfil council requirements to allow for major weather events already, and it is working.

This whole business of council pushing through a plan change has been done in a very underhanded way and not enough information about the council's proposals have been made available to general public let alone the owners of the properties involved. It was only brought to my attention by a Bayleys letter, and also an individual land owner affected who came door knocking. I believe that all landowners in the black zone on the council map for taking out of "future urban" should have been personally notified by council about all of this. We, the landowners, in these black areas are very worried now as to our own fates under your power to giveth... and to taketh away.

If the future urban is to be taken away, then the next best thing for us owners with land is to be able to subdivide into smaller lots of land. There needs to be some compromise from the council for what is an unfair change of status. And with 3 storied townhouses on our back doorstep, it seems crazy that town will just stop abruptly and become rural paddocks. It's not even as though we can farm them properly with town on the doorstep and neighbours not liking smells, noise and general farm activity.

It's all well and good to say that council wants to keep the bulk of the future building of homes in a condensed area rather than spread out onto good farm land, and use infrastructure that is already there, but these townhouses are going up where one house site used to be and are putting huge pressure on the everyday roads around the townhouses and not enough parking is allowed for and they are impacting neighbouring properties by the stopping of sunlight into houses left next to them. Council is giving no thought to the mental and environmental impact placed on existing home owners having to continue living next to these buildings. The pressure on the existing infrastructure for water runoff, wastewater, septic etc is also a problem in built up older areas. These housing structures have no back or front yards and there is nothing for young ones to do around them, this in itself creates problems.

In summary,

1. I hope that the council makes the right decision to not just eliminate these black areas on the map, but do some further investigation into the land involved on an individual basis. Including the possibility of council buying parcels of land with the sole purpose of creating its nature based infrastructure for flooding etc.
2. I also suggest council think about allowing further smaller block subdivision where regulations can be put on the individual blocks for buildings, possibly down to 1 acre blocks. These small blocks would be supplying their own septic systems and water and not relying on the council for further infrastructure, unlike increased housing in existing built up urban areas.
3. Also, I propose that any properties impacted by not being allowed to stay "future urban" get a refund of rates that has been overpaid over the past 7 plus years.

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Future Development Plan 2023 #8420

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Your feedback

Focusing growth

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Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

1. Roads are no wide enough for high population density development.
2. Future urban lands cv increased a lot/

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think Takanini future urban and being future urban should be considered to be developed in first priority.

And Mill Road should be upgraded urgently for high traffic demand.

Future Development Plan 2023 #8421

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Your feedback

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We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

1. The existing urban areas - reshape will result in less parking space, less safe distance for walkway - less green grass.
2. This will result in more pollution.

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

1. Auckland should develop nearby small towns - like Drury to reduce inner city compact - traffic issues.

2. Keep good (safe distance) walkway, green grass, parks for local people to use is very important for health of the people. Reduce the rate of depression, family violence. When people have nearby space to walk or run not just stuck at small home space.

3.

Future Development Plan 2023 #8422

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

1. Old road planning is not suitable for high population density increasement.

1. The development in the old city cannot absorb the funds of big developers, and the land price will go out of control and skyrocket at the auction.

3. Because of the high price of land unreasonable increased cost and make the house prices more affordable.
4. We need to develop the future urban areas to absorb developer's funds and also to compete in housing prices with the existing urban development.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Why is Takanini Future Urban Area a flooding area, and then the recent heavy rains, houses on North Shore and West were flooded, but Takanini's houses are fine!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

It should be fair and just to allocate our development resources and allocate our development funds.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I think we should give priority to the development of Takanini future development area,

Reasons are as follows:

1. Two recent torrential rains have put houses on the North Shore and West of Auckland at risk. But the houses in the Southern District has no problem at all. As long as the drainage problem is done well, the houses in Takanini future urban area will not have a flooding problem.

Takanini future urban area is so close to Manurewa Town Centre, Takanini Town Centre, and also Papakura Town Centre. Mill Road upgrade is also beneficial to the development of the Takanini future urban area, it brings Takanini and Manukau City closer together.

Future Development Plan 2023 #8423

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The full health effects of intensification on people and communities has not been documented or suitably considered.

This includes emission pollution by vehicles of all types on respiratory health and wellbeing; noise effects from vehicles and aircraft particularly helicopters at night time, Greenspace particularly active recreation areas are insufficient as is most social infrastructure.

Greenfield provides a suitable option for more affordable family oriented dwellings applying the principles of live work play within a self sufficient sub regional.

basis.
Infrastructure provision is inherently cheaper which informs more affordable housing options more readily supplied.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Other

Tell us why

A balanced approach is required recognising that some forms and intensities of development is suitable within say a 800m radius rather than all activities.
Example, some commercial and business needs are large template operations with extensive land use needs requiring sub regional and generally new greenfield locations, but still in relative proximity to strategic transport networks.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why
Common sense; unless there are design mitigation measures in place.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Resilient infrastructure can be engineered and nature based; they are not mutually exclusive and are what is relevant or fit for purpose for a specific location.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Yes. Harbour View Heights LP own land at 28,30,66 Crestview Rise Papakura that subject to rezoning is capable of providing approx. 65-70 dwellings. The land is commercially feasible and infrastructure ready (with no additional public sector cost) on the periphery of existing urban area and adjacent new subdivision. The land has no significant natural hazards, there is an ability to restore and protect the natural environment and stormwater design measures can be applied to provide a holistic water sensitive response both in quantity and quality management.

The subject land is presently being evaluated for rezoning with a plan change application from Countryside Living to Mixed Housing Urban (including concurrent RUB movement) contemplated under MDRS within a precinct planning approach. That application is expected to be lodged in the last quarter of 2023. Community and stakeholder consultation has recently commenced.

The land (being lots 123,124,127) should be identified in the FDS as future urban, and identified for development purposes within the period 2025 -2030

Development within this time period will provide the immediate and progressive supply of residential dwellings in a quality compact manner while ensuring a well functioning environment with infrastructure provision and housing supply aligned...

Attachment: Letter sent to Papakura Local Board with key information on site, proposed zoning and development concept. Similar letters sent to nearby residents and iwi.

23 June 2023

The Chairperson

Papakura Local Board

Attention: Brent [redacted] (by email)

Dear Brent

Advice on Proposed Community Consultation and Feedback Sought on Proposed Private Plan Change and Rezoning of land at [redacted] and [redacted] Crestview Rise Papakura

Harbour View Heights LP is the landowner of the above properties (approximately 3.0ha) and is preparing a private plan change application that seeks the rezoning of the land at the addresses above from a Countryside Living zone to a Mixed Housing Urban zone over approx. 1.9ha of the combined sites.

Harbour View Heights is the subdivider and developer of land that established the adjacent Crestview Rise and other nearby roads and some dwellings.

An application for rezoning and extension of the Rural Urban Boundary will be made to Auckland Council in coming months.

This letter is to inform you of the proposal that is being consulted on (to nearby residents and mana whenua) and welcome your interest and feedback from you or the Board. The local Ward Councillors Angela Dalton and Danial Newman have also been sent the information. There may be an opportunity to discuss the nature of the proposal with you or respond to any queries.

The Proposal

The proposed rezoning for the site is Mixed Housing Urban (the same zoning proposed for the adjacent urban area under Council's PC78) and is considered appropriate and a relevant residential zone under the AUP and 2021 RMA Amendment introducing MDRS.

The design and anticipated development will be managed through a Precinct. Application of the Precinct will define expected outcomes and a management response that seeks to avoid and mitigate potential effects on the neighbourhood, any specific matters of significance to iwi, while ensuring a quality compact urban form (will be enabled) within the context of a well-functioning urban environment.

The future plan change application will be supported by the following plans, refer link https://www.urbanformdesign.co.nz/crestviewriseplanchange and other supporting technical reports. In essence the change will enable the following:

- 37 residential lots
- 65-70 residential dwellings, a mix of detached and duplex
- 2 JOAL's (jointly owned access lots)
- Extensive landscape planting and vegetated buffer with legal protection
- Existing bush restored, enhanced and protected (eg consent notice or covenant)
- Appropriate on site engineered stormwater management measures

The outcome of the zoning would enable the subsequent subdivision and the development of two residential enclaves that integrate with the existing Crestview Rise subdivision, typically consisting of 2 storey duplex or townhouse dwellings. One is centred around Kotahitanga Street – approx. 20 dwellings and the other abutting Crestview Rise accessed through a JOAL for some 50 dwellings.

The development form will be wrapped around extensive landscape planting including the higher parts of the site and ultimately integrate with existing bush within the Countryside Living Zone, which it is proposed to restore, enhance and ultimately protect on lots [redacted] and [redacted]

Vehicular access and supporting easement will also be provided to service the Watercare reservoir adjacent the site, at their request.

If you would like further explanation of aspects of the proposal or have any queries or comments to make, you are welcome to contact me by email [redacted] or phone me [redacted]
If you would like to meet in person with the landowner or any of the technical team, please also contact me.

Thanks for your time to consider the information and plans. Your response (if any) is welcome by 30 July.

Yours sincerely

[redacted] on behalf of Harbour View Heights LP

Planner

MNZPI

[redacted]

ph [redacted]

[redacted]

Plans and info in the website link:

1. Urban Form Design Plan Package
2. 4Sight Landscape Plan Package
3. Envelope Draft SMP Summary

Future Development Plan 2023 #8679

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

It is the responsibility of all governments to deal with flooding issues. They should ignore the responsibility for any reason. Take this Papakura Stream in our South Auckland as an example. The Council has rehabilitated the downstream, but the middle and lower streem became flooded in heavy rain. Especially in our property (Taipan place Randwick Takanini). The floodwater from all directions poured into the creek in our yard.But they left us to manage it alone. It is too difficult for us. I think this sub-stream of Papakura Stream should be taken over by the city Council. Or, the City Council need to purchase the property and change this area to be a flood detention pond, so as to solve the problem of frequent heavy rain and flooding in our area.
What's more, the development pattern of Auckland City has been formed. Its infrastructure are already outdated. With the increase of housing and resident population, the infrastructure will definitely not be able to bear the load, which will eventually lead to traffic jams, roadsides full of cars... and many other problems. Many cities in the United Kingdom and the United States have tried and failed to do this. So I don't think it's feasible.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
This is even less feasible. There are not enough job opportunities in the cities and towns for the local people to find jobs. People eventually have to go to the cities to work.

Avoiding hazards

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We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why
Control rivers such as works on dredging, embankments, and flood detention ponds, and slope protection is the top priority. Holland is exemplary!

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

The outdated urban infrastructure that cannot cope with the current climate change is a problem that every country and every big city is facing. It depends on a clever government to use wisdom to come up with effective and reasonable solutions, rather than digging the east wall to make up the west wall.

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

1. It is really difficult to develop Auckland into a modern city like New York, London, Tokyo, or Shanghai, where residents in urban areas live in high-rise buildings, and the transport system is mainly public transport such as subways.

2. The highways in Auckland are congested every day. It can be effectively alleviated by building elevated roads on both sides of the highway. For example, you can travel from city to Papakura via elevated roads, which will greatly reduce the traffic flow in the city center.

Future Development Plan 2023 #8684

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

The excessively dense houses in the existing urban area may result in the infrastructure, such as sewers unable to handle the load. It is better to develop and re-plan appropriately in the nearby future development zones.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The regional centers have been developed already, with various facilities been built according to the established needs, and the vicinity of town centers are gradually being developed. There is no doubt that future development should continue towards the existing plan.We should not give up

our plan to build our city more flexible and to create a city with more opportunities, just because there are some problems that needs to be solved.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

The city Council should have done quite a lot of assessments on the settings of the future urban development zones many years ago, including considering climate change and risk factors. The city Council should explain why there are still problems before they abolish the future development zones.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10062

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10063

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10084

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Your feedback

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why
should realase more land

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why
should develop future urber zone

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Some good location like Takaanini and Drury should keep as future urber zone

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

good

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10111

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10116

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Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10118

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10119

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Disagree

Tell us why

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Disagree

Tell us why

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10120

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10121

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Your feedback

Focusing growth

Denser, more compact cities result in improvements to the environment, the economy, and people's wellbeing.

Auckland's urban area is made up of neighbourhoods, town centres and business areas that are interconnected and that support where most Aucklanders live, work and spend their leisure time.

We propose that most housing and business growth will be focused within existing urban areas and that this growth be more intensive. This means less growth in greenfield areas at Auckland's edges. What greenfield growth there is will be phased over 30 years and longer.

1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10122

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10123

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

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2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10172

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

not enough housing and infrastructure

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

The climate and law and order are too bad. Biking and public transport are both dangerous.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Whether it is dangerous or not is determined by the individuals and the building industry insiders. There needs more freedom and flexibility.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10193

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

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We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10255

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

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3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Agree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10275

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

This model can now be observed by thoese 8 to 16 units squeezed into one section. Will you council officials and planners live in such crowded and narrow houses? You are creating more slums. You are making Auckland ugly, overcrowded, infrastructure unsustainable and worse off in natural disasters.

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

It should not be limited to the already densely populated town centres. But (the development) should be extended to more regional centers on the outskirts of the city.

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Other

Tell us why

Theoretically, it is right. But it cannot be used as an excuse to change policy decisions overnight. When the extent of risks is not determined, it is not prudent to introduce a change to the plan. It is only within a few years that the original plan is overthrown.

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Other

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

I strongly oppose to the change of the division plan regarding the existing future urban zones. These zones may be developed in different periods (years). But, there is no need to change the established future urban zones.

Future Development Plan 2023 #10284

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Agree

Tell us why

Accessible local centres

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We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Having lived in Takanini for 14 years, I have witnessed the population growth and its impact on daily life. The increasing traffic congestion has become a significant inconvenience and a source of frustration for residents commuting to work or attending classes. It is evident that Takanini has seen considerable housing development in recent years. The council is likely aware of the heavy traffic congestion on Mill Road and Porchester Road during peak commuting hours.

To address the challenges faced by residents, it is essential to focus on swiftly improving local infrastructure and expanding road networks. Stopping the development of Takanini is not the solution to prevent natural disasters. Instead, we should explore alternative ways to resolve the problems and enhance the quality of life for all residents.

Considering the nearly developed surroundings of Takanini, it is crucial not to halt its development. Balanced development is essential for cities to progress equally and provide equal opportunities for all residents. However, alongside

development, it is imperative to prioritize infrastructure upgrades and road widening to alleviate the traffic congestion and improve the overall commuting experience.

By investing in local infrastructure, widening roads, and exploring innovative solutions, we can effectively address the traffic issues in Takanini while still allowing for its continued development. This approach ensures that the city can grow and evolve while simultaneously improving the living conditions and convenience for its residents.

In conclusion, I believe that the focus should be on rapidly improving infrastructure and expanding road networks in Takanini, rather than halting its development. This approach will help alleviate traffic congestion and enhance the overall well-being of the community while promoting equal development opportunities for all.

Future Development Plan 2023 #10290

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Disagree

Tell us why

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Disagree

Tell us why

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Future Development Plan 2023 #10306

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Your feedback

Focusing growth

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1. What do you think of our approach to focus most of Auckland's growth in existing urban areas?

Disagree

Tell us why

Auckland can't be the only business focused city. Giving considerations of growing the NZ as a whole, the council should consider working with other cities to develop economy while maintaining the highest living standards and kiwi traditions for Auckland residents

Accessible local centres

When people have easy access to workplaces, services, facilities and shops, communities become more resilient and connected. It also helps to reduce travel time, emissions and lower household transport costs.

We propose focusing housing and business development near local centres where most people's daily needs are easy to access by walking, cycling and public transport.

2. What do you think of our approach to focus development near local centres?

Agree

Tell us why

To reduce traffic therefore allow essential services such as Emergency response to do their job without added stress

Avoiding hazards

As our climate changes, the frequency and severity of hazards such as flooding, sea-level rise and coastal erosion will worsen. Where and how we plan for growth, and how we adapt to these hazards is increasingly important.

We propose that known areas constrained by significant natural hazard risk should be looked at to see if further development is appropriate.

Where development is already enabled in potentially vulnerable locations, we will further investigate appropriate actions.

3. What do you think of our approach to avoid further growth in areas which are exposed to significant risk of environmental hazards?

Disagree

Tell us why

where the areas are identified as hazards should leave them as they are, instead focus the resource to develop existing structures/infrastructures

Resilient infrastructure

Infrastructure across Auckland needs to cope with ongoing change, such as the impacts of climate change and evolving technology.

Nature-based infrastructure, such as rain gardens, swales, and detention basins, is better able to respond to ongoing change. This can help protect communities from hazards, as well as protect and restore the natural environment.

We propose prioritising investment in infrastructure that is decentralised, nature-based, regenerative and mauri-enhancing.

4. What do you think of our approach to prioritising nature-based infrastructure that responds to the impacts of climate change?

Agree

Tell us why

It should help keeping existing structure safe. Also allow nature based infrastructure to become new habitats for wild life

Other feedback

5. Do you have any other feedback on our approach to how and where Auckland should grow and change?

Auckland needs to recognise its development constrains such as population, businesses, schools, health facilities connection. It's vital to provide sufficient services over every increasing / changing living conditions