Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Kaipātiki Local Board

WRITTEN FEEDBACK Vol. 3 (6398 - 6735)

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6677	Stephen Hamlin		Kaipātiki	3
6679	Jamie Whyte		Kaipātiki	3
6684	Steve Wiltshire		Kaipātiki	3
6685	Gareth Ward		Kaipātiki	3
6690	Caroline Gregory		Kaipātiki	3
6692	Jade Phang-Hamlin		Kaipātiki	3
6703	Verona Webb		Kaipātiki	3
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#6398

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

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Your details

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

Name: Jonathan Stuart

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I do not support this as it could lead to loss in heritage areas. Already intensified areas could be further intensified. An increasing number of people are working outside the cbd, so this is not necessary

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

Tell us why

I do not support this as it could lead to loss in heritage areas. Already intensified areas could be further intensified. An increasing number of people are working outside the cbd, so this is not necessary

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

Tell us why

I do not support this as it could lead to loss in heritage areas. Already intensified areas could be further intensified or intensification could occur in no character areas. It could lead to inconsistent intensification throughout the city, ie small dwellings next to apartments. This could shade out properties, change the culture of the suburbs and impact property values. Other infrastructure may not exist in these areas so intensification would be inappropriate.

Intensification around town and local centres

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

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

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

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

Tell us why

I do not support this as it could lead to loss in heritage areas. Already intensified areas could be further intensified or intensification could occur in non character areas. It could lead to inconsistent intensification throughout the city, ie small dwellings next to apartments. This could shade out properties, change the culture of the suburbs and impact property values. Other infrastructure may not exist in these areas so intensification would be inappropriate.

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

Tell us why

I do not support this as it could lead to loss in heritage areas. Already intensified areas could be further intensified or intensification could occur in non character areas. It could lead to inconsistent intensification throughout the city, ie small dwellings next to apartments. This could shade out properties, change the culture of the suburbs and impact property values. Other infrastructure may not exist in these areas so intensification would be inappropriate.

Qualifying matters

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

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

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

Special Character Areas

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

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government

is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

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

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

Tell us why

We should not cause irreversible and unnecessary damage to the culture and heritage of our suburbs

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

Tell us why

Plenty of areas on the isthmus and lower north shore should be protected as character suburbs but are not in the proposed map

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

Tell us why

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

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

Tell us why

This makes sense and is logical, development should occur where it is cheapest and practical to do

Other qualifying matters

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

These additional qualifying matters include:

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

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

Other viewshafts such as for mountains and the harbours should be protected

Important privacy information

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#6408

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

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Your details

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

Name: Adriana Kaurin

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

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

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#6410

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Name: N Bubb

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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#6417

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Your details

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

Name: Conrad Gillon

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Important privacy information

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

#6422

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

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Your details

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

Name: Lee Parlane

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

'The assessment focuses in individual properties and fails to consider the area as a whole and however various elements interact. nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.

The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.

There is no evidence or explanation as to how Auckland Council determined the requirement of 65% needing to achieve a “5 or 6” in order for an area to qualify as Special Character.

- A more flexible approach is warranted which would allow multiple pathways to protection, e.g;

  * 60% of dwellings score “5” or above, or

  * 70% of dwellings score “4” or above, or

  * 80% of dwellings score “3” or above.

- Arbitary assessment ‘boundaries’ producing illogical and/or irrational outcomes.

  *it fails to consider the character of the area as a whole, and

  * it has caused distortions in areas which are otherwise able to achieve 66%.

  * Should Auckland ou cid proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future.

- There are significant concerns over the use of ‘ Google Street View’ in order to conduct the curves of Northcote Point, particularly in the light of the consequences of these decisions.

  * Discrepancies, inconsistencies and limitations have been noted.

  *Assessment vi Google Street view is unacceptable. an in-person assessment (by suitably qualified staff) must be conducted.

- Alternative Options

  *In essence Auckland Council has proposed an “ all or nothing” solution, the compromises and constraints of which, risk undermining the very qualities they seek to preserve. The solution needs to be more nuanced, particularly in managing the ‘buffer zone’ around key areas of Built HERITAGE.

- Cost vs Benefit. is it appropriate?

  * The relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. however the costs to be gained from full intensification is marginal. However the costs of doing so are significant. the well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Suckland will be destroyed.

  * Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore It would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

'If the council were to continue the planned proposal for Character Areas throughout Auckland serious consideration needs to be put in place a first :

- appropriate sewerage systems that are fit for purpose as the current areas are already intensified with infill building and no increase in infrastructure for existing buildings let alone intensification

- appropriate stormwater infrastructure needs to be in place as again the current systems are not fit for purpose

- Northcote point otherwise known as ‘Patchwork Point’ has footpaths to prove the patching of the water system that continues to this day and costs the council in water loss rather than replacing a century old water system.

- Due to previous allowance by the council for infill building with no off street parking Northcote Point which boasts many business heritage buildings, Picture theatre (5) theatres, two restaurants, Northcote tavern, Masonic hall, wine bar, cafes and Tongan church is already short of on street parking. To then allow for intensification of multiple story dwellings with no off street parking in an area already struggling with this issue is irresponsible and dangerous for locals and visitors alike.

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#6424

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

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Your details

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

Name: Yvonne Turner

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think any further and people will just go in their cars and we need to reduce cars on the city roads, Especially, when they are driving to catch a bus or train.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

It depends on the area itself. I don't want to start feeling like we are living like sardines. I think it's important to have a mixture of different types of housing in one area and it is important to still have areas of green spaces accessible to all.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I think it is important to keep these places as part of the history of the city. They tell our story and the settlers that come before us. Especially Northcote point.

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

Tell us why

I feel Northcote point and Freemans Bay should be added as special character areas. Especially, Northcote point which does have the space or infrastructure to handle an increase in population. It is also not accessible to public transport options.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

We should only people to build without consent if we know the infrastructure is not in place to support the growth. Otherwise, this is going to be costly down the track. The developers earn a profit but ratepayers bear the costs.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I agree that these qualifying matters should be added. Epically, around sunlight.

Important privacy information

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#6444

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

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Your details

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

Name: Campbell Brown

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

There's already enough capacity under the unitary plan.

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

Tell us why

There's already enough capacity around metropolitan centres.

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

Tell us why

Tranzit zones are already serviced under the existing plan.

Intensification around town and local centres

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

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

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

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

Tell us why

There's already enough capacity around these town centres.

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

Tell us why

There's already enough capacity.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Historic nature of the special character areas are unique and should be retained.

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

Tell us why

The special character areas are iconic to Auckland, taking this away will reduce the appeal of Auckland

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

Tell us why

The special character areas are iconic to Auckland, taking this away will reduce the appeal of Auckland

Infrastructure constraints

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

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

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

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

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

Tell us why

Current infrastructure is a concern; stormwater is across our property, congestion is extremely bad, parking is very limited, public transport is difficult to access.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6457

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

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Your details

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

Name: ERICA HANNAM

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Unitary plan which was reviewed and debated over a number of years already has sufficient capacity for increased density housing within a walkable catchment. Therefore you do not need to additionally destroy special character areas because there is already ample capacity.

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

Tell us why

Auckland already has a huge capacity under the Unitary Plan for higher density housing within walkable catchments at Albany, Takapuna, Henderson, New Lynn, Westgate, Papakura, Manukau, Botany, Sylvia Park and Newmarket. Why destroy small special character areas when there is already amply capacity.

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

Tell us why

Auckland already has a huge capacity under the Unitary Plan for higher density housing within walkable catchment of rapid transit stops.

Intensification around town and local centres

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

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

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

Tell us why

Auckland already has a huge capacity under the Unitary Plan for higher density housing within walkable catchments of large town centres.

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

Tell us why

Auckland already has a huge capacity under the Unitary Plan for higher density housing within walkable catchments of small town centres.

Qualifying matters

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

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

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

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

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

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

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

Tell us why

Special Character Areas define the character and are integral to a community. They tell how an area was settled and how the infrastructure was developed (water, roads, schools, churches, etc). A Community can be thought of as an ecosystem. If one property is removed and replaced with medium or high density housing of six stories the impact of the removal and rebuild will be devastating, and bit by bit, the history of an area is erased as houses are destroyed and replaced the community itself will be destroyed.

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

Tell us why

Northcote Point and Birkenhead Point are under threat of streets of villas being turned into rows of badly designed terrace houses that will degrade the community and erase the community look and feel. Is this what Auckland Council really intends - to remove all of Auckland's fragile history and heritage?

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

Tell us why

It is good to see that some of the special character buildings in Northcote Point and Hinemoa Street, Birkenhead Point will retain a special character status. However many of the old shops in Queen Street, Northcote Point that were businesses from 1900 - 1940 and are now residences should also retain special character rather than the proposed re-zoning.

Infrastructure constraints

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

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

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

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

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

Tell us why

Northcote Point has appalling infrastructure.

1. Footpaths are cracking up and are dangerous causing people to fall.

2. Water leakages are common, two well-known examples in Queen Street that never seem to be fixed.

3. Earthenware pipes still comprise part of the waste infrastructure.

4. There is a lack of parking. Many of the residences were built before motorized transport and do not have off-street parking, therefore on-street parking is a necessity.

5. There is almost no public transport at Northcote Point. There hasn't been an effective ferry service for four years. It has been either closed or not reliably operating. There is no direct bus service to Auckland City - a 2km walk is required to catch a bus from Onewa Road.

6. To get to a supermarket, butcher, or any retail shop other than a dairy requires private transport.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

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

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

1. Google street was used for 100% of the Birkenhead Point & Northcote Point survey. There are issues with Google Street - for example a property down a slip road might show a neighbouring property (see the attached file).

2. The Queen Street, Northcote Point properties from Bartley Street to Duke Street should not be classed as Medium Density. They should retain the Unitary Plan zoning. Most have well cared for villa houses, dating from the 1890s to around 1910.

3. It is unlikely that the waste and water infrastructure would cope with 3 X 3 homes being built on the proposed Queen Street rezoned medium density property.

4. There is almost no public transport infrastructure in Northcote Point. The ferry has been closed and / or not operated reliably for the past four years

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1 Queen Street, Northcote Point

You have ascribed the following score to this property.

1 Queen Street Northcote Point Auckland 0627	Contributing	Contributing	Contributing	Contributing	Contributing	0 (average integrity)	5 - Character Supporting	66

The property should be physically reviewed.

Google is not reliable, as it shows properties only where a vehicle can drive past.
The house has excellent integrity, and should be classed as Character defining.

Firstly, Google street view shows the **wrong house**. It **shows No. 3**

Wrong house (3 Queen St) shows in Google

The correct house – 1 Queen Street from the Queen Street / Princes Street Walkway.

Figure 1 - 1 Queen Street, Northcote Point

The house exterior is almost untouched since it was built in 1904. This photo is taken from the Queen Street / Princes Street walkway (from the Wharf).

Below is a family photo of 1 Queen Street, also known as Quinton Villa taken from Queen Street shortly after it was built in 1904 – 1905.

"Quinton" homestead, Northcote

The following photo is taken from the Northcote Wharf, probably around 1910.

Below is a recent photo. Tress have grown over the past 118 years, so it is not possible to get the same view, although the roads, slip-road and walkway are still in the same locations.

The point of these photos is to show that the integrity of the house has been maintained since it was built in 1904.

#6457

#6466

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

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Your details

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

Name: Nicola Vere-Critcher

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

This should be more than 15 mins walk from city centre given this is NZs largest city and major employment centre. 20 mins is more realistic. Metropolitan centre distance seems about right considering many will then need to travel further for work.

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

Tell us why

Maybe a little further -.1km, around 10min walk

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Seems fitting so long as it has the infrastructure to support eg waste water pipes, car parking etc

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

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

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

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#6468

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

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Your details

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

Name: Rosemary Hunt

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

Birkenhead point is currently mostly zoned red which would open these beautiful historic colonial villas up to being torn down. These houses are part of the history of Tāmaki Makaurau and should

be looked after. I love spending time going for walks in these historic streets and I know others who do too.

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Many heritage areas already have very narrow roads that will not be able to cope with higher density housing. I'm sure the answer to this from government would be to build apartments for people who don't drive but then they would be reducing their potential residents so drastically that it would be pointless because Auckland's public transport is so poor that you either have to own a car to get anywhere or be extremely fit with all the time in the world to walk places.

Other qualifying matters

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

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

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#6471

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

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Your details

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

Name: Marie Adams

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

Maintaining identified special character areas as a qualifying matter retains the heritage, peace and respite of a historic part of Auckland city which has a shameful record for protecting Aucklands heritage With the rapacious, unabated property development that has existed in Auckland since 1980s Auckland Council now has the opportunity to protect remaining heritage areas.

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

Tell us why

The area of Northcote Point as a whole is not being considered. Northcote Point should continue to be protected as a heritage area. By intensifying a few sections and leaving others next door as residential the whole area is compromised. The random selection of houses in primarily quiet heritage streets would destroy the areas unique atmosphere. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed.

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

Tell us why

Infrastructure constraints

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

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Tell us why

Other qualifying matters

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#6472

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

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Your details

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

Name: Nicole Moon

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

The current Auckland Unitary Plan already has enough residential zoned land for higher density housing within a walkable catchment.

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

Tell us why

The current Auckland Unitary Plan already has enough residential zoned land for higher density housing within a walkable catchment of these metropolitan centres.

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

Tell us why

The current Auckland Unitary Plan already has enough residential zoned land for higher density housing within a walkable catchment of these rapid transit stops.

Intensification around town and local centres

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

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Tell us why

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

Tell us why

I do NOT support terrace housing or apartment building zones to residential areas at any distance to small town centres as this will only increase road congestion, overcrowding and pollution, these small town centres are struggling with old infrastructure already. As for the larger local centres I believe the unitary plan already has enough capacity for more housing but primary consideration needs to be on aged/outdated/overburdened and at capacity infrastructure and addressed before any more intensification is proposed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Existing special character areas were designated as this for good reason, it is important to retain the historical value and significance of these places. it wasn't that long ago homes and areas of character or historical significance were protected by the councils, now the community is having to find good reason to keep or protect many of them, too many of them in fact seem to now be deemed as insignificant.

We have lived in Birkenhead for almost 30 years in a special character home and we have seen many already been allowed to be removed for new builds and I agree there were some that were in ill repair but I am very concerned that many more, that have been cared for, will be lost to developers and intensification if not protected by being a 'qualifying matter'. What qualifies as 'identified' when talking about identified special character, how much research and historical knowledge is given to the many homes and whole areas now classed as not special enough? Many areas of Devonport are protected and rightly so but many more should be 'identified' in Northcote and Birkenhead.

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

Tell us why

There are so many places on the map that have been overlooked in Birkenhead, Mariposa Crescent, Birkenhead is particularly worrying. My husbands Great Grandparents built 16 Mariposa Cres in 1911/12 a beautiful old villa. His Grt Grandfather worked for the Colonial Sugar Refinery and received a loan from the sugar works to build the home, many of the families that built these beautiful character homes in this area worked for the sugar works and many original homes remain in the street and are lovingly preserved because they are worth caring for, they are important and full of character, the very essence of the lives that created these special character areas, deserving of protection. ALL the Character homes that are 100 years old and more in Birkenhead and Northcote Pt need to be reassessed.

For me because I have lived in Birkenhead for almost 30 years and live in a house that is 100 yrs old and not protected I think, Colonial Road, Huka Road, Rawene Rd, Palmerston Rd, Hinemoa St, Bridgeview Rd are deserving of protection they help retain the special character area with their history and roots.

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

Tell us why

Birkenhead, Hinemoa St, Northcote Pt's Queen St shops should all be protected, they are character buildings with history.

Infrastructure constraints

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

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

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

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

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

Tell us why

Absolutely needed, especially in older heritage areas thats infrastructure is overloaded, and struggling to manage with the increase of dwellings. In Birkenhead parking in side streets is at capacity so is Onewa Road congestion which is at capacity and has been for years. Storm water, wastewater issues in and around Birkenhead is constant and Little Shoal Bay is always under water during heavy rain, there are no positive points towards intensifying these old areas without primary consideration of the homes and people already experiencing the overload and failings.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay

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

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

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#6480

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

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Your details

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

Name: Julian Warren

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

This is already the defacto state

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

Tell us why

It works in Vancouver where there is phenomenal automatic rail mass transit of a type that should be replicated here.

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

Tell us why

Meaningless, since its only near the pitifully few train tracks or Northern Busway. Forget the White Elephant of light rail down Dominion and introduce light elevated rail of the type used in Vancouver (again).

Intensification around town and local centres

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

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

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

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

Tell us why

I was British originally. It has its advantages but ONLY if done well and with planning laws changes so that new builds have to look right and be of sufficent quality to fit the area.

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

Tell us why

As above, I was British originally. It has its advantages but ONLY if done well and with planning laws changes so that new builds have to look right and be of sufficent quality to fit the area.

Qualifying matters

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

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

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

Tell us why

We live in Birkenhead Point. It will lose its heritage overlay in the plans. It is clear that nobody has been there. It is oozing with heritage properties and character. The suburb will be clearly visible from the Auckland side and if the proposals go ahead then the inevitable loss of vegetation will make Birkenhead point hideous from both within and from Auckland city. Birkenhead Point is very steep, so intensification would be very expensive from both a construction and drainage aspect. Its steepness also makes Birkenhead Point far less than ideal from a "walkable catchment" point of view.

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

Tell us why

Boots on the ground will show that they are way off sufficient. More or less the entirety of Birkenhead Point is of special character

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

Tell us why

Infrastructure constraints

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

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

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Tell us why

Other qualifying matters

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

No mention has been made of the inevitable almost total loss of trees and vegetation in this intensification plan. All affected areas will become a concrete jungle and this will have a dramatic effect or even extinguish native wildlife, particularly birds, who use my suburb, Birkenhead Point, as a commute corridor from Great Barrier to the Waitakere

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#6484

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

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Your details

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

Name: Michael Mizrahi

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

We live in Northcote Point. This a special Heritage area. It is one of the few remaining parts of Auckland where original buildings still stand together. It needs protection.

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

Tell us why

It is the whole area that is special.

There needs to be building restrictions in the point limiting development.

I am aware it sounds like "Not In My Back Yard". But that is true.

There are plenty of parts of Auckland that have little character left.

That's where larger buildings should go.

Even in the Council's own unitary plan it states that this is a special character area. Not just bits of it, as the new proposed overlay would have it.

The other problem with intensification of the point is practical rather than aesthetic and important for Auckland's history to be reflected at least in some parts of the city, like Cheltenham, Devonport, Parnell....

That problem is traffic.

As it is now, it is incredibly frustrating trying to leave the point. At times it has taken me over 30 mins to leave our property on Clarence Rd and turn right on Queens Street onto Onewa Rd.

It is a journey of less than 900m, and would normally take only 2 mins.

Onewa Road is too congested and so people take shortcuts to avoid it and pile into Queens Street from every side street, blocking the point and the only turn towards the bridge.

Intensification will lead to absolute gridlock off Northcote point.

Another looming issue is the possibility of some sort of bike or pedestrian access across the bridge. This should not be ruled out at some point in the future, even though it has been currently shutdown.

This will bring even more traffic to this heritage area.

I strongly believe that a heritage expert needs to come and visit the point and make a proper assessment. I can't actually believe this is being seriously considered.

This is a very special part of Auckland's heritage, full of old character buildings.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

I am writing about the proposed plan to allow larger buildings to be built on Northcote Point and destroying the character of this special heritage area. Quite aside form the buildings and the character of the whole place, there are important trees that need preserving too.

This area has a Historic Heritage Overlay in place. Why is this not considered?

The suggestion that Northcote Point is not significant, indicates a complete lack of respect to the history of our city and that it is clear that the Council has been very poorly advised.

They need to seek appropriate consultation on this important issue.

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#6487

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Your details

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

Name: Michael Pearson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Tell us why

Protecting our Special Character Areas is a key part of making of the culture of our City. Northcote Point should be retained as it is published under the current AUP. The marginal gain in housing stock compared to the loss of Special Character value does not stack up. Particularly when noting the large amounts of intensification occurring in close proximity e.g. Northcote.

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

Tell us why

'Reasons;

- The assessment focuses on individual properties and fails to consider the area as a whole and however various elements interact. Nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.

- The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.

- There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a “5 or 6” in order for an area to qualify as Special Character.

A more flexible approach is warranted which would allow multiple pathways to protection, e.g.;

- 60% of dwellings score “5” or above, or
- 70% of dwellings score “4” or above, or
- 80% of dwellings score “3” or above.

- Arbitrary assessment ‘boundaries’ producing illogical and/or irrational outcomes.

It fails to consider the character of the area as a whole, and

It has caused distortions in areas which are otherwise able to achieve 66%.

Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future.

- There are significant concerns over the use of ‘Google Street View’ in order to conduct the survey of Northcote Point, particularly in light of the consequences of these decisions.

Discrepancies, inconsistencies and limitations have been noted.

Assessment via Google Street view is unacceptable. An in-person assessment (by suitably qualified heritage staff) must be conducted.

- Alternative Options

In essence Auckland Council has proposed an ‘all or nothing’ solution, the compromises and constraints of which, risk undermining the very qualities they seek to preserve. The solution needs to be more nuanced, particularly in managing the ‘buffer zone’ around key areas of Built Heritage.

- Cost vs Benefit. Is it appropriate?

The relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well

documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed.

Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council.

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

Tell us why

Infrastructure constraints

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Tell us why

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

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

I support a Significant Ecological Overlay to ensure the protection of Le Roy's Bush.

Please refer to the attachment for more supporting/information regarding my submission.

Thank you.

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.

APPENDIX:

SUPPORTING DISCUSSION/ADDITIONAL INFORMATION TO SUPPORT FEEDBACK SUMMARY RE REDUCTION OF NORTHCOTE POINT SPECIAL CHARACTER AREA

The following pages contains additional supporting information supporting concerns over the methodology and conduct of Auckland Council's recent assessment of the heritage/special character values of Northcote Point.

Reference Documents

Schedule 15 (Auckland Unitary Plan): Special Character Schedule, Statements and Maps

Resource Management (Enabling Housing Supply and Other Matters) Amendment Act

Auckland Council Area 65 and 66 (Northcote Point) Findings Report

Auckland Council Special Character Area Residential (SCAR) Survey Guide – July 2021

Auckland Council Guidance: Identifying sub-areas of High Quality Special Character Value and/or Historic Heritage Areas – February 2022

Northcote Point SCAR Field Data Capture (.pdf)

Northcote Point SCAR Field Data Capture (.xls)

Auckland Council Draft Planning Maps

Overview

Auckland Council have determined that for an area to qualify as a 'Special Character Area' (and therefore exempt from intensification) it must be of 'high quality'. Auckland Council has also determined the 'high quality' threshold to be;

- **66%** of properties scoring a "5" or "6" in areas outside the 'walkable catchment' (e.g. Northcote Point).
- **75%** of properties scoring a "5" or "6" in areas inside the 'walkable catchment' (e.g. 400m of Highbury).

We hold significant concerns over both the assessment methodology and conduct.

We also believe Auckland Council has not provided a sufficient range of options to capture the nuances between 'Heritage' and 'Character'. Rather, an 'all or nothing' approach is presented.

We do not believe that sufficient justification exists for Auckland Council to reduce the size of the Northcote Point Special Character Area to the extent proposed, the compromises and constraints of which, risk undermining the very qualities they seek to preserve.

The assessment focuses on individual properties and fails to consider the area as a whole and however various elements interact. Nor does it reflect future potential.

- Specifically, it fails consider the full range of Special Character attributes as outlined in Schedule 15 of the Auckland Unitary Plan. These include, but are not limited to;
    - Historical Context
    - Physical and visual qualities
    - Built Form
    - Architectural values
    - Urban structure
        - *Subdivision*
        - *Road pattern*
        - *Streetscape*
        - *Vegetation and landscape characteristics*
- The assessment criteria (as outlined in the SCA Residential Survey Guide 2021 focuses solely on the 'Built Form' and 'Architectural Values' components, completely disregarding the remaining elements.
    - The assessment criteria required by Council are;
        - Scale
        - Relationship to street (including boundary treatment and setback)
        - Period of development
        - Typology
        - Architectural Style
        - Physical integrity
    - Excerpts from Schedule 15 include;
        - *The overlay area is of significance because it is one of the earliest substantial areas of European settlement and development that occurred on the North Shore in the late 19th and early 20th centuries.*
        - *The built fabric includes the houses and clusters of early commercial buildings, street layouts and urban form.*
        - *The overlay area also incorporates some commercial buildings located on Queen Street in Northcote Point, which are located in close proximity to the surrounding housing and are considered to be an integral part of the collective special character of the area.*
        - *Throughout the area there is a high degree of visual coherence due to the general consistency of subdivision pattern and lot sizes, density and rhythm in the positioning of houses, age and style of housing, as well as the scale, materials and forms generally evident. The combination of these attributes contributes to the visual coherence of the area.*
        - *It is one of the three marine suburbs established close to Auckland City.*
        - *A wharf at Northcote Point was established in the 1850s, along with the first Northcote Hotel. Early houses, shops and a post office were established close to the wharf, and the earliest church, St John the Baptist, was consecrated in 1860 by Bishop Selwyn.*
        - *The area collectively reflects important or representative buildings, types, designs, styles, methods of construction, materials and craftsmanship, urban patterns, landscape, and streetscape qualities.*
    - The assessment appears to have been done on generic Auckland-wide scoring approach which is inconsistent with the objectives of Schedule 15 to recognise the distinctiveness of different character areas.

- Northcote Point's Special Character Area statement within the Auckland Unity Plan discusses issues of streetscape, density, and subdivision patterns however the assessment recently conducted by Auckland Council fails to address the impact intensification will have on these qualities.

    - *Historically when considering Special Character Auckland Council has focused more on architectural and building details this is because planning rules allowing limitations of subdivision and lot size were able to effectively keep those matters stable, and with building additions and alterations, or new buildings, being the main focus of change (noting that in Northcote Point, subdivision for new allotments has effectively finished).*
    - *The new proposal however will allow a significant change in densities, subdivision patterns, and streetscape (potentially many more vehicle crossings and less space for grass berms or street trees).*
    - *In this context, the non-architectural aspects of Special Character should come into greater focus as it is this that is likely to create at least as much disruption to Northcote Point's cohesive built form character as potential demolition of existing buildings.*
    - *Whilst it is not clear whether Auckland Councils' approach has focused overly, and inappropriately, on architectural purity because of its past technical focus on that. It does appear that it may have when those properties that have been identified for retention are compared against those that are not.*

- SCA Residential Survey Guide says survey results are **not** be used for any project or purpose other than to review the SCA Residential in response to the NPS-UD.
    - The survey results are being utilised for another purpose, which is the response to both the NPS-UD and MDRS.
    - The adverse effects of the MDRS on SCAs (particularly when in close proximity and/or interspersed throughout) is significantly greater than those of the NPS-UD.
    - The survey methodology should be amended to reflect this change.

- Wet weather/lock down alternative approach. The Survey guide requires a site visit to be undertaken to check and confirm the results of any desktop survey.
    - This has not been completed. The entire Northcote Point SCA survey has been conducted on the basis of a desk-to review only.

- Type of site. The survey guide only requires a site to be assessed if it is 'readily visible from the public realm'.

    - Northcote Point has sites that aren't able to be viewed from the public realm however these add to character of the area as they act in a cohesive manner with their surroundings. To exclude them on the basis of not being seen, when the alternative is a 12m building which would then be seen is nonsensical. This would convert a site that is sympathetic with its surroundings into one that detracts from them.

    - Public realm appears to be misinterpreted as the 'road' for the purposes of this survey. This risks ignoring key characteristics which help define Northcote Point eg;

- Sites which can be viewed from the coastline and/or water. E.g. the waterfront villas in the image below which are not visible from the street.

- Sites which can be viewed from parks/green spaces and ‘paper roads’ such as the boatsheds from Hall’s Beach as shown in the image below.

- Sites which can be viewed from other elevations around the area e.g. vistas from Queen St. and Church St.

o Site seems to be misconstrued with dwelling for the purposes of the survey.

- There are many sites recorded in the results as not able to be viewed, when this is incorrect. The site can be viewed (easily) however the dwelling may not be able to be viewed easily (from Google).

- This should not prevent a site from being discounted as it still contributes significant character to the area. The example below shows a property in

Northcote Point which has been recorded as ‘unable to be viewed’. In person, the site is clearly able to be viewed, the site has two listed/notable trees on it, and glimpses of the original cliff top villa are available from the street. The top left image is Google Street View, the bottom right the actual view. This is an original site (with glimpse of the original villa) on almost park like grounds which makes a considerable contribution to the street scape yet Auckland Council has assessed it as ‘unable to be seen’.

Google street view perspective

Actual perspective

- This trend of focusing on buildings rather sites, appears supportive of the thesis that Auckland Council have adopted an almost sole focus on the Built Heritage aspect of individual dwellings, rather the Special Character contributions and interactions of the site and demonstrates the significant structural issues with this survey.

- Visual assessments;

  - Scale

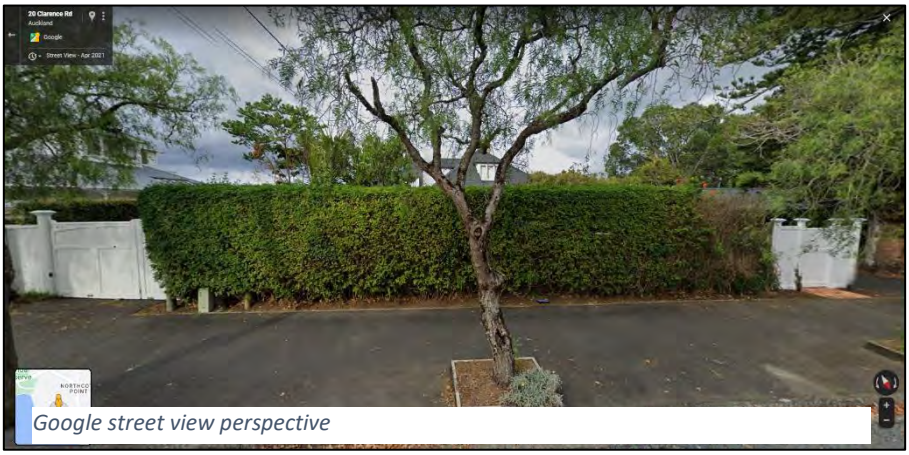
    - There is no weighting given to significant properties such as the Northcote Tavern, Masonic Hall and St John the Baptist Church etc.
    - Iconic buildings such as these are of key importance to the area yet have the same influence as the smallest residential site.
    - Buildings/sites such as these should be given an additional weighting.

  - Relationship to street.

    - As outlined in the Survey Guide, sites are marked down where a fence exists meaning the dwelling is partially/fully unable to be seen from the road.

      - Fences are not permanent. Allowing a heritage villa to be pulled down just because it can't easily be seen on a particular day because of fence only to make way for a 12 metre high building which will become extremely visible and a significant detractor from the areas character, is non-sensical and short-sighted. The fence could be replaced at any time and therefore should not affect a properties score.

    - Hedging. The SCA Residential Survey Guide requires that where vegetation substantially blocks a 'place' from view, the assessment is done as if the vegetation is not there. In light of the assessments being conducted via Google street, I am concerned about the integrity of the process which enabled this to be done. For example, the property below was graded either a 2 or 3 (Field Data Sheet does not contain a record for the property, assessment made via Area Report map). The first image shows the Google street view image, the second the actual view from atop the pedestrian access gate. A reminder that a grading of 2/3 means the property Auckland Council considers <u>neutral</u> in terms of character contribution;



Google street view perspective

Figure 1: Actual perspective

- Garages/Carports. Whilst I understand the need to manage the interrelationship between house and garage, the Survey Guide appears to make no allowance for historical context and instead requires scores to be deducted for garages in front of the house as it is considered to detract from the heritage of the property. The image below (1924) clearly shows a Clarence Road property with a shed/garage on the front boundary in front of the house. It is unclear how (if at all) Auckland Council is making these assessments against historical records prior to deducting points.

1925 photo showing street front garage/shed - Clarence Road

- Integrity Point Adjustment (IPA)

  - A very subjective score which appears to overlap somewhat with the 'Architectural Style' score.

  - A score awarded on condition should be avoided as it ignores the future potential for the site. Northcote Point has undergone somewhat of a resurgence particularly over the past two decades. Properties are been renovated and restored which is having positive impact on the Special Character of the area. Scoring properties on the condition on a given day should be avoided as this risks acting to stop the trend of improving the area, rather than encouraging/supporting it.

- Assessment Criteria vs. Reality

  - It would appear the assessment criteria is disconnected with the actual practices and policies currently employed by Auckland Council. The following examples demonstrate this concern.

    - The property below is a recently completed new-build. A new-build was required as the previous dwelling was beyond economic repair (asbestos etc). The new-build was subject to rigorous design reviews and stipulations from Auckland Council to ensure it would complement the existing character of the street. The property was then scored as a 2 (neutral) in the recent SCA survey;

    - Meanwhile the following property, was scored a 4 (character supporting);

- Lastly, to demonstrate the opposite effect, the owners of the house below are currently working with Auckland Council to undertake a renovation. A requirement from Auckland Council is that due to the value of the façade, it must be preserved during the renovation process. Despite this, the property was scored a 4, meaning Auckland Council do not consider it of sufficiently high quality to contribute to an SCA, and therefore, is proposing to remove the SCA overlay thereby removing all design constraints from it.

- The examples above are not intended to highlight issues with any property, rather, rather they are intended to demonstrate the apparent lack of consistency in the scores awarded, potentially indicating that the set of Special Character criteria from which Auckland Council have approved for the recent survey Northcote Point, is inconsistent with its current Schedule 15 area values.

- Consistency of scoring as against the full list of Schedule 15 Special Character values for Northcote is absolutely critical, particularly given the combination of 'area' assessments and actual survey limitations. Once again, the examples above tend to indicate an overreliance on Built Heritage characteristics rather than Special Character.

- The combination of this could otherwise mean that a large group of houses loses their SCA overlay and are rezoned with a corresponding negative effect on the Special Character of the surrounding properties—bearing in mind the methodology was never designed to cater for the significantly greater negative effects of MRDS as compared to NPS-UD—all due to a single property being graded down.

- In light of the above, I believe there are significant deficiencies in the Survey Guide, the implications of which could result in the unnecessary loss of Special Character values in Northcote Point.

- The assessment method misinterprets the requirements of s.77I of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act in the survey it conducted is a site-by-site survey which focuses on properties as individual entities rather than a 'site-specific' survey as required by the Act. The latter of which focuses on the area of Special Character as a whole, in order to determine the geographic area where intensification needs to be compatible.

    - Unlike many other Special Character Areas across Auckland, Northcote Point's peninsula form means it is a spatially well-defined and coherent area.
    - This means that whilst the Special Character Area does not cover all of Northcote Point, it does cover a significant portion of it.

There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a "5 or 6" in order for an area to qualify as Special Character.

- This process excludes properties rated a "3" (neutral) and a "4" (character contributing);
    - *83% of Northcote Point properties scored a "3" or greater reinforcing the strong qualities of variety and visual cohesion outlined in Schedule 15.*
- A more flexible approach is warranted which would allow multiple pathways to protection;
    - *60% of dwellings score "5" or above, or*
    - *70% of dwellings score "4" or above, or*
    - *80% of dwellings score "3" or above.*
- The assessment criteria works on the allocation of a single score per property and does not allow any ability to weight scores in the case of a significant place/object. This has the potential to create unreasonable outcomes.
    - For example, buildings of key significance (e.g. Northcote Tavern, Masonic Hall, Church of St. John the Baptist) are allocated the same 'weighting' as much smaller residential property.
    - A weighting system should be introduced to ensure the significant Character/Heritage values these properties bring to the Special Character Area are appropriately represented and accounted for.
- The six assessment criteria do not adequately allow for the future potential for the area to be restored/rejuvenated.

Arbitrary assessment 'boundaries' producing illogical and/or irrational outcomes.

"The whole is greater than the sum of its parts"

- Artistotle

The ability to create sub-areas within a SCA is problematic, as they serve to disrupt and breakdown the integrity of the SCA as a whole. With a SCA primarily resulting "from a **combination of elements** including, but not limited to, urban structure and buildings and their **relationship** to one another, the street and the open spaces", the disruption of this visual coherence would then undermine the value of any areas of SCA remaining. This may make it harder to continue to justify the retention of any SCA elements at a later date, and once the cohesion has been significantly disrupted.

A clear example of this is the two sub-areas which have been created in Northcote Point. The 'spine' connecting these two areas is Queen St. To have this severed with a significant area of dwellings with no requirement to maintain any connection to either sub-area, would undermine the value of each.

It is in these scenarios where a confusion between 'heritage' and 'special character' begins to creep in with the high-quality sub-areas currently identified by Auckland Council appearing to more closely align with the former rather than the later.

It is recommended that the Northcote Point SCA is assessed as a whole, thereby allowing the incorporation of all of its defining values.

Summary of Area Findings – Special Character Areas Residential: Areas 65 and 66

- Assessment 'blocks'

  - The report shows how Northcote Point was broken into a number of 'blocks' for assessment. The properties within each of these 'blocks' were then assessed together to determine if the 66% threshold had been met. These blocks are depicted in the image to the right.
  - No reasoning is provided for the manner in which the blocks were determined, with them appearing to be a matter of convenience in order to follow the street blocks as per the subdivision pattern of the area.
  - As has been previously discussed, the Northcote Point SCA should be considered, and assessed,

as a whole.

- Dividing the current SCA as has been done creates a number of key concerns;

  - Increased likelihood of 'pockets' forming when elements of the SCA aren't allowed to relate to each in their intended way.

    - Auckland Councillors have advised that the reduction in SCA 'isn't as bad as it looks' as various other overlays serve to ensure 'Single House Zone' remains in place for some of that lost area. This perspective is of key concern as is serves reinforce a fundamental change in how Special Character is assessed and fails to consider that 'Single House Zone' still brings with it unlimited density rules coupled with no design criteria, meaning future development on these sites would not need to be done in a manner sympathetic with the adjoining SCAs. This includes impacts on the streetscapes such as increased numbers of crossings required, loss of street planting etc.

  - A failure to assess Streets/Roads holistically, rather, it breaks them up and assesses them in parts (either down the middle, or along their length) without any cognisance for their impact on one another, or one the Special Character of the Street/Road as a whole.

  - Further exacerbating this is ability for properties on one Road/Street to influence properties on another, despite having no visual connection with each other. Key examples of this include;

    - Queen Street

      - The villas south of the Engine Room on Queen Street are grouped in the same assessment block as properties on Alfred St and Milton Rd. By doing this, the villas on Queen lose their SCA despite there being no visual connection with the properties on Alfred and Milton. The is also no regard given to impact this has on the opposite side of Queen Street, which is arguably it's most iconic section. To make matters worse, the properties on Alfred St then gain 'Single House Zone' protection, leaving the villas on Queen St re-zoned to allow 12m high '3x3' housing.

    - Clarence Road

      - Clarence Road is proposed to be divided down the middle, with one side losing the SCA overlay and the other retaining. Further more the side losing

the SCA is then essentially divided in half along it's length, with one half retaining 'Single House Zone' (due Coastal Area overlay) and the other half being re-zoned MDRS (12m '3x3'). This would create three types of zoning in a single road, without any cognisance of the negative effects on the side retaining the SCA.

- This is good example of why the SCAR Survey Guide is now invalid, as it was only ever intended to be able to anticipate the effects of NPS-UD, not those of MDRS zoning.

- Furthermore, there are sections of Clarence Road where the front section (an original villa) is to be zoned MDRS (12m '3x3') whilst the rear section is 'Single House Zone'. Similarly, no consideration has been given to the adverse effects on the Street as whole, the properties on the opposite side which have the SCA overlay applied or the property next door which is an identified historic heritage place. The image below shows one of the house to be rezoned MDRS;

- Rodney Road

  - Approximately one half of the northern side of Rodney Road is proposed to be re-zoned MDRS, whilst the other half, and the whole opposite side retains SCA. Once again no cognisance appears to have been given to the impact on the character of the street as a whole, the properties on the opposite side (SCA), of which, and almost directly opposite is a listed heritage building (Masonic Hall).

- Church Street

  - The properties which make up the street frontage of Church Street between Faulkner Rd and Rodney Rd appear (from the Area 65 and 66 report) to achieve the 66% threshold for SCA overlay. However, because of the way the street has been divided for assessment, one side is affected by properties on Wilding Ave and Council Tce, and the other side by properties on Queen St, Faulkner Rd and Rodney Rd. The result is that both sides of Church Street loose the SCA overlay. This is a nonsensical outcome which has no consideration on the historical context of the street (access to the Church) or some of the key streetscapes of Northcote Point.

- As previously outlined, Schedule 15 of the Auckland Unitary Plan lists the cohesiveness of the Northcote Point Special Character Area as a notable factor.

  - In light of the above the assessment should be done on the Special Character Area as a whole, not by fragmenting it.

  - Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future.

There are significant concerns over the use of 'Google Street View' in order to conduct the survey of Northcote Point, particularly in light of the consequences of these decisions.

- Assessment via Google Street view is unacceptable.
- The assessment has been overly constrained by a focus on historic heritage and not special character.
- An in-person assessment by suitably qualified landscape architects and botanists (landscape), and urban designers (streetscape / urban structure / subdivision) must be conducted.

- Limitations include;
    - Inability to assess properties not able to be viewed from the street.
        - No consideration for properties able to be viewed from alternative public vantages, despite this being a requirement of the SCA Residential Survey Guide 2021. For Examples include;
            - Parks/green space (e.g. Hall's Beach)
            - Coastline/harbour
            - Other streets
        - Northcote Point contains many 'hidden gem' heritage properties that retain their original site orientations and can not be easily seen from the street.
            - The lack of ability to view from the street should not be considered just cause to disregard the Heritage/Character values of these properties and the impact they have on the area as a whole.

    - Exclusion of reserves and green spaces
        - E.g. Hall's Beach
            - No cognisance given to these elements of the Special Character Area.
            - All reserves and green spaces are excluded from the proposed Special Character Area overlays.

- Assessment via this means imposes severe restrictions and introduces risk of significant errors whilst all but totally eliminating the assessors ability to comprehend a true sense of the area's Special Character. A good example is the powerful streetscape of Duke Street created by the combination of the old bakery, the trees, the narrow road and the grand villa on Princes St. This not captured, acknowledged or assessed anywhere in the Area Report

Duke Street streetscape

Additionally, limitations of Google street view appear to have caused properties to be labelled as 'unable to be seen', when this is not representative of the actual views. This is demonstrated in the examples below of street view images vs. actual images.

Google perspective

Actual perspective

Figure 3: Google perspective

Figure 2: Actual perspective

Alternative Options

We feel Auckland Council remains too firmly wedded to the concept that Heritage = Special Character = Single House Zone.

In essence Auckland Council has proposed an ‘all or nothing’ solution, the compromises and constraints of which, risk undermining the very qualities they seek to preserve. The solution needs to be more nuanced, particularly in managing the ‘buffer zone’ around key areas of Built Heritage.

We do not feel Auckland Council has evaluated a wide enough range of options for providing ‘middle ground’ solutions to address the needs of both Heritage/Special Character and intensification. Nor has Auckland Council provided any guidance on how it intends to manage the immediate juxtaposition between a modern 12 metre high townhouse bordering a valuable Heritage/Character property/street/area—particularly given no design criteria would be applied to the new buildings.

For example, Auckland Council could investigate the use of an additional qualifying matter, Built Heritage Area overlay, along with a Special Character Area overlays to better represent and manage the complex (yet interdependent) relationship between the two, whilst still maintaining an ability to ensure sympathetic development occurs.

In the Northcote Point example, a Heritage Area overlay could be used to cover the core areas where there are strong examples of Built Heritage. Given the criteria which Auckland Council have conducted their recent assessment, this would be well placed (once issues such as assessment areas etc are resolved) for a Built Heritage Area overlay.

Then, a Special Character Area overlay could be placed over this and extending out further (to say the extent of the current Special Character Area), in which intensification is permitted, however it is somewhat constrained (two stories, larger lot sizes etc.) and importantly, subject to an appropriate set of design criteria to ensure that it is sympathetic with the unique values and characteristics of that particular Heritage Area.

An example of this is the approach being taken by Christchurch City Council, who is proposing to introduce Residential Heritage Areas alongside Residential Character Areas as qualifying matters. This allows Heritage and Character Areas to be used either simultaneously and or separately in order to best target the values being sought to protect. Critically, this nuanced approach provides the Christchurch City Council with much more flexibility in being able to provide intensification, but do so in a manner which serves to compliment, not detract from, the heritage and character values they are seeking to protect.

I believe Auckland Council has conflated and not properly considered the distinctions between s.6 historic heritage, which does exist around Northcote Point, and special character, which also sits across it but is a difference instrument. As a result, Council’s desktop survey actually concludes with those parts of Northcote Point that should be provided direct and separate protection under s.6 of the RMA.

Cost vs Benefit. Is it appropriate?

Section 77I of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act requires Auckland Council to demonstrate why it is inappropriate to intensify to the full extent.

Given the relatively small size of Northcote Point, the incremental benefit to be gained from full intensification is marginal.

However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed.

Part of Northcote Point's special character is its overall small size, landform patterns, and physical distinction from other areas. Something that most other special character areas do not exhibit due to the way they contiguously 'bleed' into non-special character suburban areas around them. Northcote Point also has a spatial association with the CBD and Harbour Bridge, making its visibility and availability to public appreciation also much more prominent and important than most other special character areas.

In addition, there is already significant intensification occurring within the suburb i.e., Northcote Town Centre, Highbury and Onewa Road. Because of Northcote Point's small size and location away from the most logical areas that intensification would occur anyway mean that the "benefits" of more capacity are starkly low in relation to the significant costs arising from compromising the coherent and visually definable neighbourhood of the Point.

Given Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as is currently proposed by Auckland Council.

#6488

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

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

Your details

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

Name: Chris Bowman

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It looks like this will have minimal adverse impact on the inner Auckland city area which is already fairly well intensified.

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

Tell us why

I think the existing unitary plan already caters for enough higher density housing areas within a walkable catchment from metropolitan centres.

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

Tell us why

I think the existing unitary plan already caters for enough higher density housing areas within a walkable catchment from rapid transit stops.

Intensification around town and local centres

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

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

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

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

Tell us why

I think the existing unitary plan already caters for enough higher density housing areas within a walkable catchment from large town centres with high accessibility.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I think there is very real danger that the unique character of many of Auckland's historical housing areas will be destroyed in the process of increasing housing density. There are many parts of our existing heritage areas which will be badly affected by these plans. Once the heritage housing areas are gone - we won't get them back. They're gone forever! Yes - look for increased housing density in areas where this is aligned with the existing housing stock and where it doesn't destroy the cities history and unique character. We don't want Auckland to end up as a bland sprawl of faceless apartment buildings. Let's keep what remains of the historical areas intact for the benefit of future generations and to preserve the unique character of Auckland.

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

Tell us why

There are some significant existing historical areas which have not been identified as a qualifying matter. As I live on the North Shore, I'm thinking in particular of large areas of Northcote Point and Birkenhead Point. These are two out of three maritime areas on the North Shore with significant historical value (the other being Devonport which has largely already been identified as a qualifying matter). It would be criminal to allow the historical character of Northcote and Birkenhead Points to be destroyed by intensification. Why leave these areas out as being worthy of protecting? They only represent a very small proportion of Auckland's total housing areas. These areas have special historical value which can't be recovered once destroyed! Every bit as much as Devonport. Please let us not lose this!

In looking at the map which shows houses/properties of historical note on Birkenhead Point where I live, I see there are many historical houses which have been missed. This is inexplicable. How was this identification process undertaken?? My own house is one of the very earliest houses on Birkenhead Point - and probably in Birkenhead - and it's not on the list. It's a villa built in 1905 and it retains its historical aspects. And I can identify many other houses with similar historical value on Birkenhead Point which have not been identified. As an example - what about the beautiful line of villas stretching down Hinemoa street from Maritime Terrace to Wakanui Street? What about the historic villa at 12 Bridgeview Road which dates back to 1890's and is largely untouched from original! What about many of the historical houses in Palmerston Road which have been missed? Why is the area on Palmerston Road between Brassey and Rugby roads considered historical when the rest of Palmerston Road isn't? I can't see the rationale. I think you need to take a much more rigorous approach to identifying houses of historical value. There are many more houses with historical value than those you have identified. This is really important - you're about to destroy the character of large areas containing a living record of important eras in Auckland's history!

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

Tell us why

My comments above pertain to this as well. I'm particularly concerned with retaining the business areas with historical value, e.g. the Birkenhead Hinemoa Street shops and cafes and Northcote Queen Street shops and cafes.

Infrastructure constraints

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

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

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

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

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

Tell us why

Many of our heritage areas are already struggling with inadequate infrastructure. Let's not make this even worse!

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

I support these.

Important privacy information

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#6490

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

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Your details

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

Name: Donna Taylor

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Good for working people.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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#6491

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

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Your details

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

Name: Natalie Scollay

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Unitary Plan already allows for higher density housing within walkable catchment areas around the edge of the city centre - there does not seem to be any justification for expanding these catchments areas as is currently proposed.

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

Tell us why

These areas are already subject and are in the throws of intensification. Accelerating this further with this proposal is not required and would adversely impact on neighbourhoods that are not appropriate for this level of intensification.

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

Tell us why

Some areas that have been designated as having Rapid Transit Stops (particularly Birkenhead) are unsuitable for this level of intensification. There is already capacity for increasing the housing density around these areas to an appropriate level in the Unitary Plan.

What is proposed here is entirely unsuitable for Birkenhead/Highbury because -

1) It is a small Town Centre that would be entirely overwhelmed by a band of high density housing

2) It has an extremely challenging roading layout and already clogged roads and severe gridlock in normal commuting circumstances

3) Most residents do not work locally and must commute to other locations. The public transport capacity (both existing and planned) is not sufficient for level of intensification that is proposed here. The extreme gridlock on Onewa Road will become unmanageable with such intensification in the area.

Intensification around town and local centres

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

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

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

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

Tell us why

What is proposed here is entirely unsuitable (particularly for Birkenhead/Highbury) because -

1) It is a relatively small Town Centre with a complex topography and layout that would be entirely overwhelmed by a band of high density housing

2) It's infrastructure is already overloaded and there are permanent and unmodifiable constraints that prevent/limit the capacity to address these issues

3) Given this, rather than a blanket rule of 400m, it would be more appropriate to reduce the zone for intensification into specified key areas that are more suitable than what is proposed - tailoring the proposed intensification to fit the town centre, rather than ignoring the individual factors in the locality that would adversely impact on the Town Centre and the quality of life of residents

4) In Birkenhead, the proposal includes areas such as Rawene Rd, Hinemoa St that are completely unsuitable for this kind of intensification. In residential areas on these particular streets, 3 storey developments at most would be the limit of what is appropriate for the neighbourhood (especially given the extreme topography of many parts of Rawene Road and the unstable clay soils/substructure)

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

Tell us why

There is already capacity within the current Unitary Plan for sufficient intensification within a walkable catchment of these areas.

Six storey apartments or terraced developments would absolutely overwhelm small town or local centres and they would completely lose any sense of a neighbourhood feel. At most, 3 storey developments would be the limit of what is appropriate for these centres.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I agree that areas that have a large number of heritage dwellings should have protection against inappropriate development.

Dwellings with heritage character provide the city with -

1) A living record of the history of Auckland's architecture and homes

2) A direct connection with ancestors/whakapapa of the past who built and lived in these homes

3) Recognition of the importance/taonga of the materials that are present in these buildings eg, precious nature timbers that deserve to be valued and preserved

They are also such a finite element of the city's built character that their preservation should be a priority.

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

Tell us why

I moved to Birkenhead over 10 years ago, with the presence and preservation of it's character homes as a key reason for this choice of place to live. They create a special feel to the area by acknowledging the history of Auckland's development and valuing these buildings as taonga.

Although some parts of Birkenhead and Northcote Point have experienced diminishment of the consistency of the heritage nature of the houses, much larger areas do still retain quality heritage buildings that deserve protection.

I fervently believe that most of Northcote Point and much more of the areas around Hinemoa St, Maritime Terrace, Palmertson Rd, Rugby Rd, Telephone Road, Bridge View Road, Wanganella Road, should have protection with the Special Character Area Overlay. These have been mostly removed in the current proposal.

I also believe it was negligent of the Council to have only assessed Birkenhead and Northcote Point via Google Street View images, rather than in person site visits. In my opinion, many of the houses in Birkenhead and Northcote Point have as much heritage value as a suburb such as Devonport but the protection of the character homes has been removed from vast swathes of these suburbs without an actual site visit to assess these suburbs as a whole. These streets should be resurveyed and reassessed in the same manner that other suburbs have been, to ensure consistency and equity in the process. Otherwise, there could be a perception of bias and the potential for questions where suburbs that have properties considered to be of higher monetary value (ie, in Devonport) received a different outcome in relation to the Special Character Overlay.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Due to Infrastructure (and related ecological) concerns, I support this proposal.

The flow on outcome of my support for this proposal is that I totally disagree and object to the proposal for up to 6 storey high apartments and town houses in the areas in Birkenhead that are bounded by Rawene Road, Palmerston Road and Hinemoa St.

Infrastructure Constraints – Management of Stormwater:

1) The topography of this area of Birkenhead is extremely steep with inherently unstable clay as the primary soil sub-structure type. There are already significant issues with stormwater management in this area, with repeated Council efforts at remediation unable to address or remediate this. Subsidence and run-off issues are frequent problems after even moderate levels of rainfall and these have already been worsened by the development of apartment buildings on the west-side of Rawene Road.

2) A large slip during the development of number 19 Rawene Rd was (and remains) a major concern for residents further down the slope from these buildings.

3) There is ample evidence that the stormwater infrastructure in this areas is already unable to cope, and all of the Council's efforts to date are evidence that it is clearly unfeasible to upgrade due to the extreme costs and challenging terrain/topography. Given this, further high levels of intensification (especially 6 storey apartments and terraced homes) and resulting increase in non-permeable building coverage will accelerate and worsen the damage to land and sensitive ecological areas due to stormwater problems, to unsafe and unacceptable levels.

Ecological Considerations:

1) Birkenhead is viewed as a suburb that is the custodian/kaitiaki of an important area of native bush and is an essential halo area for preserving and maintaining native flora and fauna species in our city. The larger scale intensification that is proposed, particularly in the upper reaches of Rawene Road and around Le Roys/Wai Manawa Bush will significantly harm and damage this sensitive ecological area.

2) The halo areas of native trees and bush in this area must be prioritized by the Council if it is to meet it’s stated aims in the Auckland Plan 2050 for Environment and Cultural Heritage. What is currently proposed for this area specifically contravenes the majority of the directions and foci in

the Environment and Cultural Heritage Outcome of the Auckland Plan Document. The Auckland City Plan has specifically identified these areas as being part of the key North-West Wildlink Corridor and states "they must be recognized for their important role in providing interlinked spaces across Auckland where wildlife can breed safely and move between conversation hotspots."

3) Six storey apartment buildings and terraced housing developments, with minimal protection of these neighbourhood and Council owned bush areas, will without a doubt diminish and harm the environmental heritage of the city. As such, I believe this must be considered as a linked Qualifying Matter to Infrastructure Constraints.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Public Views Overlay:

There are no Local Public Views Overlay areas in the Birkenhead area, which I believe is an oversight. There are windows of views to the Harbour and City which should be protected for the enjoyment and connection to the landscape of all of the residents of the area.

Specifically, the public viewing platform in the Birkenhead Town Centre and the area just above the Library on Hinemoa Street, where the view enhances the public amenity of this area.

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#6496

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Your details

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

Name: Tristan Holman

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

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

Tell us why

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

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

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

Important privacy information

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#6504

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

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Your details

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

Name: Carole Canler

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Intensification should be prioritised around the city centre, metropolitan centres and RTN stations.

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

Tell us why

It depends on the maximum height allowed. Small centres should retain a human scale feeling.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

'- Areas with special architectural or other built character values represent a small proportion of the built environment.

- Architectural values a need to be protected to foster a common understanding of part of Auckland's culture and heritage.

- I support taking an area based approach to protecting architectural values, rather than a site by site approach. This is because character is not unique to a building but shared across an area, even if not all buildings have heritage values.

- Heritage houses contribute to housing choice.

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

Tell us why

'- A more localised approach is required to protecting character.

- On the North Shore, there are very few areas with heritage values. Those areas are valued by the local communities and need to be protected.

- My street for example (Palmerston road in Birkenhead) has many heritage houses that contribute our area's character. - Please survey again!

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

Tell us why

Heritage business areas have a unique story to tell and illustrate some of the early European development of the city.

Infrastructure constraints

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

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

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

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

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

Tell us why

Support taking a pragmatic approach with affordability and public value in mind.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Support protecting view shafts and sunlight in public spaces.

Important privacy information

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#6511

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

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Your details

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

Name: Michael Tucker

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

THAB zoning should be prioritised around the CBD , metropolitan centres and RTN stations, but not smaller centres. An compromise could be to enable THAB zoning up to 200m from large town centres.

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

Tell us why

I do not support THAB zoning around small centres.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Auckland has few remaining areas of special character. What little remains should be protected from inappropriate development to ensure Auckland's uniqueness and character is retained.

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

Tell us why

Too few areas have been identified as special character. I am concerned that Birkenhead Point and Northcote Point have not been identified as special character areas. This proposal removes much of the North Shore's remaining special character areas.

I support an areas based approach, rather than a site by site assessment approach. This is because an area can lose its special character if specific sites within that area are redeveloped at a different scale and form than surrounding houses. My street, Palmerston Road in Birkenhead Point has many heritage houses that contribute to our area's special character.

The retention of special character, strongly contributes to Auckland's 'well functioning urban environment' in that it provides housing choice for those who value historic heritage. It adds to the complexity and uniqueness of Auckland;s architectural form.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Should the proposed rezoning of Birkenhead and Northcote go ahead, the resulting redevelopment will put unsustainable pressure on existing and planned infrastructure in the area. Of particular note will be the added congestion on Onewa Road - already a blockage point and congestion around the Harbour Bridge. Despite bus lanes, ferries , car sharing and other initiatives, the added development will cause gridlock on the North Shore.

In addition, the increased stormwater from increased hard surfaces will lead to additional overflow events, further deteriorating the Waitemata harbour.

Retaining special character areas will ensure less additional pressure on infrastructure.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I support all of the additional qualifying matters identified above. These matters were carefully traversed with the Auckland community during the development of the Auckland Unitary Plan. The retention of these matters as qualifying matters will mean, while additional development can occur, Auckland will still retain its unique character and liveability.

Important privacy information

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#6512

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

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Your details

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

Name: Hayden McIntyre

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It seems fairly reasonable, intensification in these areas makes sense.

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

Tell us why

It seems fairly reasonable, intensification in these areas makes sense.

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

Tell us why

It seems fairly reasonable, intensification in these areas makes sense.

Intensification around town and local centres

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

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

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

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

Tell us why

These need to be closer, the community feel of the surrounding neighbourhoods will be lost forever.

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

Tell us why

These need to be closer, the community feel of the surrounding neighbourhoods will be lost forever.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The proposed new rules are far too narrow. I believe all current special character areas should be retained. Northcote and Birkenhead Points have high character value with a rich history, they should be kept so that future generations can appreciate these important, distinctive areas.

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

Tell us why

The proposal scoring system is far too restrictive. The 66% threshold needs to be reviewed down much closer to 50%, meaning there is still a majority of character houses. Properties scoring 4/6, which are deemed "character supporting" by the council, should be counted towards the percentage test, not just a score of 5/6 or 6/6. Many other suburbs that are keeping their special character area were assessed in person by council representatives, with Northcote and Birkenhead Point being unfairly assessed via Street View.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

There are areas in Northcote and Birkenhead Point which are already affected by freshwater flooding after heavy rainfall - we all know that intensifying will make this situation worse and will negatively impact sensitive ecological areas at an increased rate.

Major traffic concerns in Northcote Point, Birkenhead Point and Onewa Road as the area is not currently, nor is there a plan to serve the area well from a public transport perspective. Increased density would add more traffic and frustration for all commuting to the CBD as most residents do not work locally.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6514

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

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Your details

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

Name: Jack Baucke

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit.

Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

We can already see this in 2018 census 'travel to work' data which shows walking mode share above 10% (and often much higher) for these central suburbs.

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

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres.

In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes. This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

[If relevant, add your own example about how you access services, work or other opportunities in your local Metropolitan centre]

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the Metropolitan centres - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

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

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This will support:

The creation of new centres, at stops which aren't already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

Intensification around town and local centres

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as 'large + high accessibility', as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

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

Tell us why

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as 'large + high accessibility', as well as all other local centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I think that the housing crisis and climate crisis should always priority over preserving the special character of some old school buildings.

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

I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments

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

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

Tell us why

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

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

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

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

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

Tell us why

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

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

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

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

Infrastructure constraints

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

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

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

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

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

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

Tell us why

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

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

Further analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied.

The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the extent of the area that it's applied to, as well as the sites that it applies to.

I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

Important privacy information

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#6517

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

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Your details

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

Name: Tracy Kite

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

No bearing on my location as I am outside this.

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

Tell us why

No bearing as above.

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

Tell us why

No bearing

Intensification around town and local centres

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

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

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

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

Tell us why

No bearing on my location

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

Tell us why

No bearing as above.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

Focuses on individual properties. Fails to consider area as a whole and how elements interact. It does not reflect past trends of rejuvenation and renovation and improvement nor continued future potential.

Seems to be arbitrary assessment of boundaries with illogical outcomes.

Ratings of houses were inconsistent.

Very little cost Vs benefit.

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

Tell us why

No direct impact on Northcote point.

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Qualifying consideration needs to include more ie;

Coastal errosjon

Notable tree overlay

Significant ecological area overlay

Historic heritage overlay

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#6519

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

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Your details

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

Name: Pamela Parsons

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Public transport is not reliable or cost effective enough yet to warrant these changes yet.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

In my area of Beach Haven we are already at absolute bottleneck on the roads. Beach Haven Road in particular needs to now be classed as a one way street.

Turning into Sunnyhaven Avenue feels like an accident waiting to happen every time I support the local businesses there.

The ferry was a fantastic idea but with the increase in density there is no parking for people to use the ferry on a regular basis.

It is dangerous for the many dog walkers in the area and pollution in the local parks and on beaches has become much worse since the Kainga Ora Apartments and terraced housing has been build with more due both on Beach Haven Road and Taurus Crescent. Allowing even more to be build will put added stress on the already congested streets, the parks and estuary.

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

Tell us why

Beach Haven is the quintessential community where children are able to be raised in a home with a back yard big enough to support a vege garden and have a dog, where they can walk to school safely and pop up the road to the shops to grab a bottle of milk. It has a multi cultural, multi generational, multi economically diversity that is rare and special. We are at breaking point population wise now. Allowing more infill terraced housing will have a detrimental effect to the very special culture of this community.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Please consider adding Beach Haven as an area with long-term significant infrastructure constraints. The storm water runs off into Hellyers Creek. Greater population growth will add to the pollution in this waterway. We have much wild life in the estuary, we swim at the beaches and our dogs have already been known to get sick after going for walks after a down pour. The stormwater infrastructure is already not adequate.

Transport infrastructure is already not adequate, the buses are already causing congestion and sometimes accidents as they try to navigate the small township area and bus stops in the narrow streets.

Expanding the population by increasing density in this community will have dire ecological and wellbeing consequences that added infrastructure will not rectify.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6529

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

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Your details

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

Name: David Pilkington

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I do not support a six story building being erected beside an existing one or two story house and the existing owner having their enjoyment completely removed.

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

Tell us why

as above - I do not support a six story building being erected beside an existing one or two story house and the existing owner having their enjoyment completely removed.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

as above - I do not support a six story building being erected beside an existing one or two story house and the existing owner having their enjoyment completely removed.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The value of having a neighborhood with character heritage buildings should be appreciated and retained for the future enjoyment of others - signs of our history are important and a house here and there is insufficient.

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

Tell us why

We think that the areas identified as qualifying matter are too small and insufficient to give a feel of a heritage neighborhood. Many of these heritage homes have been restored or had work to retain there special characteristics. It is important that future generations have the opportunity to live in or pass through these areas. Northcote Point has a special place in Auckland's history as the North Shore was developed. Northcote point is relatively small - benefits from intensification would be marginal and to the detriment of the existing character of this area.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6531

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

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Your details

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

Name: Chelsea McIntyre

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It makes absolute sense to focus intensification in these areas

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

Tell us why

It makes absolute sense to focus intensification in these areas

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

Tell us why

It makes absolute sense to focus intensification in these areas

Intensification around town and local centres

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

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

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

Tell us why

These need to be closer, these centres are already quite small with limited public transport links and parking options.

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

Tell us why

These need to be closer, these centres are already quite small with limited public transport links and parking options.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I believe all current special character areas should be retained. Northcote and Birkenhead Points have high character value with a rich history. The proposed new rules seem heavy-handed and are far too narrow, we risk losing these special areas forever.

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

Tell us why

The proposal scoring system is far too restrictive. The 66% threshold needs to be reviewed down to a percentage where there is still a majority of character houses - ie 50%. Properties scoring 4/6, which are deemed "character supporting" by the council, should be counted towards the percentage test, not just a score of 5/6 or 6/6. Many other suburbs that are keeping their special character area were assessed in person by council representatives, with Northcote and Birkenhead Point being unfairly assessed via Street View.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

There are areas in Northcote and Birkenhead Point which are already affected by freshwater flooding after heavy rainfall - we all know that intensifying will make this situation worse and will negatively impact sensitive ecological areas at an increased rate.

Major traffic concerns in Northcote Point, Birkenhead Point and Onewa Road as the area is not currently, nor is there a plan to serve the area well from a public transport perspective. Increased density would add more traffic and frustration for all commuting to the CBD as most residents do not work locally.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6539

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

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Your details

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

Name: Birgitta Swanberg

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

We don’t have the infrastructure in place to support this growth

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

These areas are what makes Auckland's history, once gone you can never get them Back.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

The whole north shore water supply us via one source which has been identified as failing and should be included as a qualifying matter. The natural habitats such as rivers sea and bush can’t deal with current Overflows from inadequate storm water infrastructure

Other qualifying matters

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

These additional qualifying matters include:

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

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

All existing Significant ecological areas should be qualifying matters. There should be protection for all bush and reserves like Le Roy's bush and little shoal bay and the walkways around them so that they maintain their ecosystems.

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#6540

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

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Your details

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

Name: James Reed

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Tell us why

1200 and 800m is to far as it will see approx. 30% of the city turned into 6 or more storied buildings. This will take away from the green feeling on our city and people will feel boxed in. These types of buildings should be uncommon rather than a frequent sight. Should be 5 minutes walking distance.

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

Tell us why

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

Tell us why

1200 and 800m is to far as it will see approx. 30% of the city turned into 6 or more storied buildings. This will take away from the green feeling on our city and people will feel boxed in. These types of buildings should be uncommon rather than a frequent sight. Should be 5 minutes walking distance.

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

cant see the map

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

Tell us why

cant see the map

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

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

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

I support the other qualifying matters above. I propose that wherever higher density housing is put in place that sunlight and open and green spaces are a qualifying matter. That these multistory buildings aren't just build back to back to back but rather with some space between and with corridors for longer distance views to provide a healthy living space for those people who live there. there is nothing worse than looking out onto another concrete wall or having access to sunlight into your house.

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#6546

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

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Your details

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

Name: Rochelle Walsh

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

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

Tell us why

Assessment focusses on individual properties - not area as a whole or how things interact. No consideration of past or future improvements. Fails to consider specific qualities of Northcote Point as per Schedule 15 of Akld Unitary plan Special Character area statement.

No evidence or explanation of how AC determined certain requirements for scores 5 or 6.

Arbitrary assessment of boundaries producing illogical or irrational outcomes.

Significant concerns over use of Google Street view - not thorough or accurate.

More nuanced approach required - not all or nothing.

Cost v benefit - Northcote Point is small - incremental benefit of intensification is limited.

Traffic on feeder roads to Onewa Rd already highly problematic - especially in Church St.

Other areas of Auckland could use investment of intensification to boost business areas and have less special character and history.

Unchecked development will only benefit greedy developers and ruin a neighborhood full of character and history.

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

Tell us why

Infrastructure constraints

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

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Tell us why

Other qualifying matters

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

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

I support the Notable tree overlay, significant ecological Areas overlay and historic heritage overlay - very important to protect more rather than less heritage and character in Northcote Point.

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#6556

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

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Your details

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

Name: Chris Creighton

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

All special character areas should remain two-level single house zoned. We will lose all history and character in our city if they are not protected for everyone to enjoy.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support having these as qualifying matters

Important privacy information

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#6557

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Peter Cunningham

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

The plan does not include clearly important character areas such as all of Northcote Point south of Bartley St and large areas of Birkenhead Point

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Large areas of Northcote Point, Birkenhead Point and St Mary's Bay will lose their protection from development. I am strongly opposed to the risk of losing the character of these areas. This is our heritage and, once lost, will not be retrievable.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6565

Government's new housing rules: What it means for Auckland

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Your details

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Name: David Roberts

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Some older people would find 1200m too far

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

800m is ok for most people

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Rapid transit means short quick walk I would think

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Some large town centres have parks or open spaces close to their centre which would be in shadow ie get little sun

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Again apartments would block out light & sun from parks or open spaces

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Strongly support heritage areas of Birkenhead point being included in special character areas

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

There are more residential properties on Birkenhead point that have special character. Those that already have protection

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

All business buildings older than 80 years

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

There are significant infrastructure constraints around stormwater and wastewater in the Duck Creek catchment of Chatswood. Erosion of stream banks, slips and sediment build up, loss of fish. Some wastewater overflows. Refer DC stream assessment 2010 (Colleen Brent)

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

I am wanting significant ecological areas round CHATSWOOD RESERVE to be retained also all noteable trees in the catchment to continue to be protected. As well as helping nature (birds) by keeping bush round this reserve it would mean walkers/runners would not see houses from the tracks.

Five years ago a short section of track was rerouted higher above the stream, users then saw a house which lowered their bush (getting away from the city feeling) experience -which good for mental health!

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#6572

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Helen Renwick

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Measuring from the edge of the city centre, 1 km (1000m) should be sufficient to allow more intense housing, meet the needs of those who wish to be inner city residents, and yet keep the mass of buildings to a size that is appropriate for its location.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

I would like the walkable distance from metropolitan centres to be limited to 500 m from the edge. Take Takapuna as an example: too great a mass of built-up area will reduce the impact of the centre's remarkable setting, adjacent to the beach and with Rangitoto as a backdrop. Aucklanders who want that sort of environment can choose the Gold Coast.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Again, 500 m seems to be a more appropriate distance - and even that could mean massive changes to areas like Kingsland.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

I was surprised to learn that Highbury / Birkenhead was considered to be a large town centre, as it is only one ribbon development bent round two streets. That seems small, and including the one cul de sac of light industrial businesses does not alter my view.

I would like to see the distance for THAB around large town centres set at 250 m and the height set at 5 storeys. That provides density while retaining a human scale.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Including special character areas is a way of recognising and preserving places, spaces, and areas of particular value while at the same time enabling the addition of more housing for the expanding population. I would rather see the retention of some special character areas and selective intensification than endless urban sprawl.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

The survey of Birkenhead Point has been done using Google street view. It's a helpful tool but it doesn't replace the personal visit. I ask that the same methodology be used across all the special character areas that are now subject to review.

There are things that are missing from the Findings Report, like the yellow/orange brick factory on the corner of Hinemoa and Glade that was a leather works, the old post office on west Hinemoa south of Brassey, the old butcher's shop now a cafe also on west Hinemoa: these are local landmarks with a history and they deserve to be retained. All these omissions are part of what the Findings Report calls the lower Hinemoa commercial centre. I believe this area should be reviewed and that it deserves to be a special character area, despite not yet meeting the 75% of 6-rated buildings criterion.

The report has focused on villas, bungalows and state houses. These are now desirable but they were not always so. Are these the only kinds of domestic dwelling to be preserved across Auckland? The architecture of the 60s and 70s may not be well regarded but surely some houses from those times, set to become tomorrow's bungalows, should have been identified as worth retaining and counted towards "special character".

Finally, on the built environment, the historic heritage buildings marked on the map of Birkenhead Point evidently do not amount to enough to retain the special character of the area as a whole. Yet they show very clearly as clusters. One example (and the map shows several others): on Palmerston Road east, between Rugby and Brassey, there is a row of dwellings marked purple with one pink one outstanding.

I would like to see that row retained as a special character area, with the pink section restricted from more intense development. In due course it too would become a notable property and we would all benefit from an attractive streetscape.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

The real taonga of Birkenhead Point is Wai Manawa / Le Roys Bush. It occupies the valley and gullies from Highbury down to Little Shoal Bay and has extensive tracks. It is the closest piece of native forest to the city and visitors, both local and international, are amazed by its beauty and tranquillity, and awed by the experience of being encompassed by the bush.

However, much of the margin of Wai Manawa is actually private land. If those edges were developed with intensive housing, the effect on the bush could be devastating. First, the bush would be reduced in size, the pest plants would encroach further and the remaining area may no longer have a critical mass. Secondly, the experience of being in the bush would be negated by being overlooked by and looking at houses, which would in some places compete with trees for airspace. The magic of being in the bush would be lost. Thirdly, the stormwater from properties around the bush discharges into the valley and would obviously increase with more intense housing. Stormwater scours out tracks and undermines trees. Currently there is some mitigation through rainwater storage tanks but it is hard to imagine there being space for them under the proposed new housing rules. Fourthly, wastewater is already a problem in the bush, ending up as it does in the stream and wetland and proving toxic for fish. Fifthly, erosion and soil disturbance from adjacent building sites would be detrimental to natural environment.

To preserve the bush, the margins of private land must be retained as they are. Those sections that border Wai Manawa must not be allowed to carry housing of a kind and density that imperils

the bush. Please recognise the importance of this natural heritage. With more people living in denser housing, parks and reserves will become even more vital.

Stormwater and wastewater should certainly be qualifying matters. Sacrifice the built environment if you must, but preserve Wai Manawa / Le Roys Bush.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#6574

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Imelda Tracey-Brown

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Auckland already has enough capacity for higher density housing. Heritage suburbs near the city are part of Auckland's charm and should be preserved!!!

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Auckland already has enough capacity for higher density housing. Heritage suburbs near the metropolitan centres are part of Auckland's charm and should be preserved!!!

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Density around mass transit infrastructure is very sensible! Please make some exceptions for heritage areas in these zones

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

Density around mass transit infrastructure is very sensible! Please make some exceptions for heritage areas in these zones - especially around Hinemoa St Birkenhead

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

Please preserve the small amount of heritage remaining in Auckland for our future generations!!

Devonport is an historic village and the application of the Policy 3d here would be highly destructive of the area's heritage character. It would mean eight of the area's oldest streets would be under threat of having five storey buildings in their midst.

I reject the Policy 3d applying to this area of Devonport as it creates a conflict between zoning and special character overlays, whereas the current zoning and overlays are consistent in their support for heritage matters.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

The older areas of Auckland with their timber cottages, villas and bungalows, embody the history of the city and give Auckland its identity. This unique character should not be sacrificed for intensive housing especially as the character overlay covers only 3.6% of the city's housing. Therefore it will have little impact on the housing shortage.

The council has an obligation under section 6 of the RMA to protect heritage and this must not be ignored for the sake of rezoning for housing intensification.

The older housing stock was built from the country's native trees and once gone can never be replaced.

Please do not destroy the unique maritime suburbs of Devonport, Northcote Point and Birkenhead Point

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

I oppose the deletion of parts of Vauxhall Road and Grove Road and Wairoa Road from the SCA. This area has a high number of heritage houses and is a well-established and coherent area. Because of the underlying coastal inundation and erosion overlays, the removal of the special character area will result in a patchy, pepper-potting style of development with bulky three storey houses built amongst the older homes. This will have a detrimental impact on the character of the area especially as it relates to the historic site of Fort Takapuna.

I also oppose the proposed boundary of the Stanley Point Road area that is to be deleted from the special character area. This is because the houses at numbers 47,49, 51, 59, 61A, 65, 67 and 74 Stanley Point Road should remain in the SCA as they contribute strongly to the heritage character of the area. Special note should be made for 74 Stanley Point Road. This well-preserved bungalow was built for Cyril Bassett, the only New Zealand soldier to be awarded the Victoria Cross at Gallipoli. He lived here until his death and it is therefore an important part of the area's, and the nation's, social history and is of considerable importance.

Together these houses form a coherent and distinct character area that deserves continuation in the SCA.

I also oppose the loss of other parts of the SCAs from around Auckland in Parnell, Birkenhead, and Northcote Point.

8. **What do you think of the proposed business special character areas that we have identified?** Other

Tell us why

Devonport's Victoria Road is one of the most intact historic, commercial streets in the country, bookended by Windsor Reserve and the Esplanade at the south and the Victoria Theatre and Mt Victoria/Takarunga to the north. It is a widely recognised, outstanding historic area, much valued by the community and a major visitor attraction. For this reason it should be made an Historic Heritage Area to ensure it is protected and managed for future generations.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Intensification should only occur in areas where the infrastructure can cope. The Auckland Unitary Plan already identifies areas where intensification can occur and this provides the blueprint for future development. This should be adhered to for any further intensification.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

I agree with all the present overlays and controls being qualifying matters. In relation to Devonport I support the volcanic cone viewshaft overlay and the height sensitive overlay being a qualifying matter.

Important privacy information

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#6580

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Neale Jackson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

It is important to maintain the character of suburbs where there is obvious character

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

'The entirety of Northcote Point should remain in the SCA.

- The assessment focuses on individual properties and fails to consider the area as a whole however various elements interact. Nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.

- The assessment fails to consider the specific qualities of Northcote Point as outlined in SCA statement in Sch15 of the Auckland unitary Plan.

- There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a 5 or 6 in order for an area to qualify as Special Character. A more flexible approach is warranted which would allow multiple pathways for protection.

- Arbitrary assessment 'boundaries' producing illogical and/or irrational outcomes. It fails to consider the area as a whole.

- There are significant concerns over the use of Google Street View as the means used to conduct the survey of Northcote Point. This is not a robust assessment process, especially given consequences of the decision will be profound and irreversible once development commences. An in-person assessment by suitably qualified heritage experts must be undertaken.

- Northcote Point is one of the original Maritime suburbs of Auckland. It played a key part in the history of Auckland's establishment. The decision ignores that history.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6585

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Stephen Shaw

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Council already has a Unitary Plan where Auckland already has enough capacity for higher density housing within a walkable catchment.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Council has already allocated 10 Metropolitan Centres including : Albany, Takapuna, Westgate, Henderson, New Lynn, Newmarket, Sylvia Park, Botany, Manukau and Papakura. This existing Unitary Plan has plenty of capacity for higher density housing within a walkable catchment of these centres.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

The existing Council Auckland Unitary Plan, already has enough capacity for high density housing within a walkable catchment of these rapid transit stops. We don't want this extra congestion around small, family oriented streets where kids ride bike on already tight roading around Birkenhead Village such as Mariposa Cres.

There is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

The existing Council Auckland Unitary Plan, already has enough capacity for high density housing within a walkable catchment of these rapid transit stops. We don't want this extra congestion around small, family oriented streets where kids ride bike on already tight roading around Birkenhead Village such as Mariposa Cres.

There is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

The existing Council Auckland Unitary Plan, already has enough capacity for high density housing within a walkable catchment of these walkable accessible facilities. We don't want this extra congestion around small, family oriented streets where kids ride bike on already tight roading around Birkenhead Village such as Mariposa Cres.

There is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Birkenhead Point and in particular Mariposa Cres, is well known and extremely popular because of its beautiful villa's, bungalows and special character houses. Families and neighborhoods adore this special look and feel. People come from all parts of the North Shore to walk the streets and look at the beautiful historic houses. These are not just 1 or 2 'special character' houses in a suburb that you have chosen, it is the whole feel of the whole streets and suburb that work in harmony. It would be criminal to loose the nostalgia and historic feel for what generations have built and maintained. It is the whole suburb of Birkenhead Point including Mariposa Cres that should be classified as 'special character and should be identified as a qualifying matter'.

There is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Birkenhead Point and in particular Mariposa Cres, is well known and extremely popular because of its beautiful villa's, bungalows and special character houses. Families and neighborhoods adore this special look and feel. People come from all parts of the North Shore to walk the streets and look at the beautiful historic houses. These are not just 1 or 2 'special character' houses in a

suburb that you have chosen, it is the whole feel of the whole streets and suburb that work in harmony. It would be criminal to loose the nostalgia and historic feel for what generations have built and maintained. It is the whole suburb of Birkenhead Point including Mariposa Cres that should be classified as 'special character and should be identified as a qualifying matter'.

There is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Birkenhead Point and in particular Birkenhead's Hinemoa St shops and Northcote

Points Queen St shops should stay as the are and retain protection. Families, neighbors and local community relish and adore these special character cafes and shops. These local cafes and shops help make the local community feel like a local community that has pride in its history.

People who have lived in Birkenhead Point (Mariposa Cres) all their lives or for many years do this because they love the look and feel and community buzz of the existing housing and cafes and shops. Do not steal this from them. There is no other place to find this special character lifestyle.

There is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Birkenhead Point and in particular Mariposa Cres, and Palmerston road are already

struggling with poor infrastructure. The roads are already too narrow and parking on both sides of the road stops traffic. There is already massive roading congestion Onewa Rd and Queen St).

Stormwater and Wastewater around Mariposa Cres and Palmerston road is not up to standard and there are regular issues, including road flooding.

Increasing density will be a complete disaster to the existing infrastructure and people who live here.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

We do not believe there should be any intensification in the Birkenhead Point area in particular Mariposa Cres and Palmerston Road, and that the entire suburb of Birkenhead Point should be considered a 'Special Character Area'.

Further to this regarding 'Ridgeline Protection Overlay' - this another serious reason why streets like Mariposa Cres and Palmerston Road, and many other Birkenhead Point street should be considered a 'Special Character Area'. As a council you need to appreciate and protect the Ridgeline of these streets/suburb. It would destroy the look and feel of the environment to have big ugly 3 or 6 story ghetto buildings sitting it the open air above what is a beautiful natural Ridgeline. Do the right thing Council -

there is little Special Character housing across Auckland so do not destroy what beauty and historical aesthetics Birkenhead Point, including Mariposa Cres and Palmerston Road contributes to the environment, and tourism.

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#6589

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Kelly Hayward

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

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Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?**

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

I do not want any changes to be made to existing parks and SEA areas. These spaces are vital to healthy living when building infrastructure increases along population increases. Conservation of existing trees in Auckland City is imperative as we continue to lose our green canopy cover as it is not adequately protected.

Important privacy information

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#6594

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Henry Barfoot

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Should be 800m to the centre though

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

700m would be better - I don't think enough people would be prepared to walk 10 minutes to justify medium density so far from the transit station. It would be a walk commuters do every day so needs to be quite close.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Too many town centres have hilly geography which means that shading can be a real issue, causing significant loss of amenity for neighbours

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Small town centres don't have enough amenities or employment to justify so much density

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

There are relatively few of these areas left and they should be protected

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

I live in Northcote Pt, which is one of the few suburbs left in Auckland with a large proportion of character homes. The maps show that only a small number of streets or blocks will retain any heritage protection. This means the nature of the suburb will be fundamentally changed, as the cohesive nature will be lost. Such drastic changes are not needed for Auckland to meet predicted population growth for the next 30 years.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It seems to be common sense that development will only happen where the infrastructure can support this. It is not fair to burden ratepayers with the expense of upgrading in an earlier time period, when there is no shortage of development land in Auckland for the next few decades.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Generally support qualifying matters that maintain the character of key parts of Auckland, such as ridgeline protection and the museum viewshaft.

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#6600

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Mary Frankham

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Start smaller and grow out from there.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

I don't mind intensification as much as poor design, or design that is not sympathetic to its landscape and community. Maintaining the special character areas overlays is really important to protect the character and heart of a community, and enables us as a city to grow well, not just grow.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

There are some streets in the plan that are literally all houses about 100 years old, with beautiful street scapes that have not been included in the plan. Qualifying matters appear to be the tool with which Council can help developers protect and enhance a community and a landscape so we should be applying more not less of them! It's not about not having development, it's about having good development.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Because already, our family gets sick when we swim at our local beach after it rains. Already our infrastructure isn't coping, we have to improve infrastructure before or at the same time as development so it doesn't just make sense to include it as a qualifying matter, it is essential to include it as a qualifying matter.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Yes. Including more qualifying matters will be essential to ensure that Auckland develops well with respect to the natural and built environments and the people and communities that live, work and play here.

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#6605

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: David Yardley

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

The intensified levels of 3 to 6 levels in areas that have heritage and give character to the area is to high or intense. The plan needs to focused in the right areas close to transit areas but not a blanket for all areas. Also the walking distance needs to be done by a pregnant mum pushing a baby buggy. Not a training all black.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

The intensified levels of 3 to 6 levels in areas that have heritage and give character to the area is to high or intense. The plan needs to focused in the right areas close to transit areas but not a blanket for all areas. Also the walking distance needs to be done by a pregnant mum pushing a baby buggy. Not a training all black.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

It appears the plan is theoretical and not realistic. I accept more housing is required however not at the detriment of the existing suburb and community. Cheap 6 level flats in any area will turn to slums and cause civil disobedience and reduce the living standards of the people who live I these communities. Focus on the plots that can handle the situation not the blanket approach.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

As above - It appears the plan is theoretical and not realistic. I accept more housing is required however not at the detriment of the existing suburb and community. Cheap 6 level flats in any area will turn to slums and cause civil disobedience and reduce the living standards of the people who live I these communities. Focus on the plots that can handle the situation not the blanket approach.

7. **What do you think of the proposed residential special character areas that we have identified?**

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6611

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Margaret Boreham-Colven

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

1 - Our unity plan already has enough capacity for high density housing within a walkable catchment, and Northcote point and Birkenhead points already have the physical barrier from the central city of the harbour which is a physical modifying factor.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

2 -There is enough capacity already for high density living and housing within a walkable catchment area of the 10 metropolitan centres in the unitary plan being Papakura and Manakau, Botany and Sylvia Park, New Lynn and Henderson, Newmarket, Westgate, Takapuna and Albany.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

3 -we already have enough capacity for higher density housing in a walkable catchment area of these centres and rapid transit stops

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

4-The zoning changes in Northcote Point and Birkenhead point is significantly more drastic when compared to the other "special character suburbs" in Auckland. The special character zone in Northcote Point should be increased to cover more of the suburb to prevent special character houses being surrounded by terrace housing, thus affecting the character of the whole neighbourhood. The suburb needs to retain special character as a whole, as individual houses alone do not create the Historic character of Northcote point.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5 - The zoning changes in Northcote Point and Birkenhead point is significantly more drastic when compared to the other "special character suburbs" in Auckland. The special character zone in Northcote Point should be increased to cover more of the suburb to prevent special character houses being surrounded by terrace housing, thus affecting the character of the whole neighbourhood. The suburb needs to retain special character as a whole, as individual houses alone do not create the Historic character of Northcote point.

Also the lack of current infrastructure to support EXISITING properties (let alone any new ones), that every renovation we have done on our house was done with quality materials and design in order to meet the councils requirements for protecting the historical look of the area.

That the current Unitary Plan already allows for the building of many houses in other areas and there is no need to touch or destroy the historical areas of Birkenhead and Northcote.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

6 - We need to retain the beauty of the streets such as Princes and Queen street that are historical and beautiful. Many tourist buses use this to show visitors our history. The loss of majority of the special character areas will be a huge loss to Auckland and these neighbourhoods. This is our history, new Zealanders history and Auckland's history. It appears that the special character in Birkenhead Point and Northcote Point was assessed via 'google maps', whereas most other places in Auckland were visited in person. This possibly because it was deemed too far away to get to confirming it actually is not part of the CBD as claimed because of the water around it but has allowed for an incorrect recommendation that would be a huge loss to our city if happened.

The lack of current infrastructure to support EXISITING properties (let alone any new ones), that every renovation we have done on our house was done with quality materials and design in order to meet the councils requirements for protecting the historical look of the area.

That the current Unitary Plan already allows for the building of many houses in other areas and there is no need to touch or destroy the historical areas of Birkenhead and Northcote.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

7 -We need to retain the beauty of the streets such as Princes and Queen street that are historical and beautiful. Many tourist buses use this to show visitors our history. The loss of majority of the special character areas will be a huge loss to Auckland and these neighbourhoods. This is our history, new Zealanders history and Auckland's history. It appears that the special character in Birkenhead Point and Northcote Point was assessed via 'google maps', whereas most other places in Auckland were visited in person. This possibly because it was deemed too far away to get to confirming it actually is not part of the CBD as claimed because of the water around it but has allowed for an incorrect recommendation that would be a huge loss to our city if happened.

The lack of current infrastructure to support EXISITING properties (let alone any new ones), that every renovation we have done on our house was done with quality materials and design in order to meet the councils requirements for protecting the historical look of the area.

That the current Unitary Plan already allows for the building of many houses in other areas and there is no need to touch or destroy the historical areas of Birkenhead and Northcote.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

Tell us why

8 -The heritage that the shops and businesses in Nthcote and B'Head Points have do need to have this historical protection retained, many on Queen street are homes now showing their past to retain our heritage and Hinemoa Street have many that have had financial assistance to be restored. It brings visitors to the area because of the historical ambience, think the theatre the cafes the barbers the wine bars and the tavern. this should not be destroyed when the outcome for more houses can be archived anyway with the unitary plan already in place.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

9-There is very little quality renewed infrastructure on the thin Northcote point peninsular to accommodate an increase in population (already our sewage regularly blocks up and we and neighbours need to call water care to flush out from old terracotta pipes) this is unpleasant often leaving a stench, around Northcote's point the public transport is non-existent except for a half hourly bus.

The ferry has not been regular for the last approximately 4 years , opened briefly last year 2021 and has shut down again 2022. Even when the ferry was regular the wind would prevent it docking here on many occasions so useless as not a reliable transport option. There is already parking issues around here with narrow roads (except queen street) therefore safety for fire call outs is a concern and the more buildings on this narrow peninsula increases these safety risks.

And getting out of the area to access to Onewa Rd in the morning is impossible. I travel locally most days but the road is queued up from the many rat runners from other suburbs travelling through the two point historic suburbs.

When I have attempted to bus to North shore hospital where I work I have tripped on the uneven non-friendly pedestrian beach road footpath with many uneven surfaces and no lighting. This road has one footpath only that the hedge regularly grows over, another example of the poor infrastructure here and Northcote point is not a transport hub, it is an area that got a bridge tacked onto it for the benefit of others and against the odds has pulled itself through to be a historic area that thrives because of this quaintness and it's pretty historic streets and houses encourage many to visit it during the day and night. Geology wise it is not sound...The substrate is clay and the mass of land is narrow - not ideal to have it over-dwelled upon especially with the antiquated infrastructure.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay

- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

10- the Council Unitary plan there has already been made available an excess of building sites (900,000), so this whole process seems unnecessary and once these changes go through we can never go back.

The loss of trees/canopy with intensification is important as is the protection of areas with Māori significance which Northcote point has. LeRoys Bush is a massive asset to the area and it should not be touched – the more dense we live the more important green spaces are to as the lungs of the urban city space.

Important privacy information

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#6612

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Alice Bourke

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6616

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Judi Stringer

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?**

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6622

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Josie Cunningham

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

However, some town centres in heritage areas (eg Highbury) should have a closer development zone to allow for it's heritage value.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Auckland does not have large areas of special character and I feel what we have should be protected.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Birkenhead Point, Northcote Point and St Mary's Bay appear to have been treated differently to other heritage suburbs. Indiscriminate and add-hoc development in these areas will cause a significant erosion of Auckland's appeal.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

One problem I feel we face with intensification in Auckland is the trend for suburban development to be add-hoc and piecemeal without thought of design. Small developments without sensitivity to their surroundings.

I support terrace housing in general but only on a large scale. Intensified development should be limited to minimal sizes, for example 0.5-1 ha with due consideration of infrastructure (eg traffic flows, parking) and council input to design.

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#6625

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Paul Vaughan

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Tough on older people with limited mobility and other physically challenged

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Tough on older people with limited mobility and other physically challenged

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Tough on older people with limited mobility and other physically challenged

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

Seems sensible

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Seems sensible

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

In particular I feel the decision to limit the special character area of Clarence Road on Northcote Point on the seaward side at Vincent Street is wrong . It should include all of Clarence Road rather than just one side of the road. The houses on the Little Shoal Bay side have intrinsic character which is probably stronger than that on the other side of the road

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

n particular I feel the decision to limit the special character area of Clarence Road on Northcote Point on the seaward side at Vincent Street is wrong . It should include all of Clarence Road rather than just one side of the road. The houses on the Little Shoal Bay side have intrinsic character which is probably stronger than that on the other side of the road

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Seem sendible

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Seems sensible

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

No

Important privacy information

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#6626

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Tara Satyanand

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Upper Waitemata Harbour on the coast between Northcote point and Birkdale, on the North Shore is a highly valued intact ecological sequence from forest to coast.

The biodiversity focus area includes le Roy's bush (wai manawa), little shoal bay, Kauri Park and Muriel Fisher Reserves, as well as other small areas of local parkland.

It includes hills of coastal and podocarp, broadleaved forests that drain into raupō wetlands and mangrove forest and scrub.

The vegetation is dense and dominated by mature native broadleaved trees including:

pūriri

taraire

tawa

kahikatea

kauri and

beech.

Pōhutukawa is dominant on the cliff edges. On gentler hillslopes, other broadleaved trees are more abundant such as pūriri, kohekohe and kōwhai.

This lush tract of native vegetation supports a range of native bird species including:

kererū

tūī

kōtare (kingfisher)

ruru (morepork)

tauhou (silvereye)

riroriro (grey warbler).

Mangroves provide habitat for birds and fish. The forest ecosystem is home to a wide range of insects, lizards and bats.

This is Auckland's Zealandia!!

Please protect it for future generations by preventing more high-density housing within a wide radius of this precious area.

Important privacy information

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#6630

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Natasha Fernandez

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

if you are within 1200 metres of a rapid transport area i believe a walkers or catchment would be convenient

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6632

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Greg Moon

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

The current Auckland Unitary Plan has enough existing residential zoned land for higher density housing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

The current Auckland Unitary Plan has enough existing residential zoned land for higher density housing

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

The current Auckland Unitary Plan has enough existing residential zoned land for higher density housing

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

There hasn't been enough thought given to the design aesthetic of the apartments/buildings that have been approved by the council and built by the developers, in the areas that have been given free rein to be developed. They are cheaply built slums of the future that do nothing to protect the heritage of these historic areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

There hasn't been enough thought given to the design aesthetic of the apartments/buildings that have been approved by the council and built by the developers, in the areas that have been given free rein to be developed. They are cheaply built slums of the future that do nothing to protect the heritage of these historic areas.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

Special Character Areas

‘Special character areas’ are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

The council have destroyed the character of places like, Takapuna, by allowing high-rise apartments to be built next to character homes, excluding daylight and blocking the views of these houses. It's cruel that this has been allowed to happen to people that have worked their entire lives to afford these houses, to then have their retirement ruined by the thoughtless actions of an uncaring and money grubbing council.

I have no faith in the council looking out for the current land owners benefits, pushing so called 'progress' ahead of peoples well-being.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Areas around Northcote Point, Birkenhead Point and Birkenhead, are full of character homes, that are over 100 years old. By allowing developers to remove these homes and build high rise apartments, the character of these historic areas will be lost forever.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

The historic business buildings around Highbury - Hinemoa St, Birkenhead Ave, Mokoia Rd, Queen St, need to be protected.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Older areas of the city are struggling with stormwater, sewerage, water supply and parking, as it is. Adding more housing to the current infrastructure will only exacerbate the existing issues. More needs to be done to remedy these problems before more housing/population is added to the area.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6642

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Simon Bourke

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Many of our heritage and character areas are already struggling with poor infrastructure - lack of stormwater and wastewater capacity. I spend a lot of time in the bush running through Soliders Bay, Le Roys bush, Chatswood Reserve and Kendals Bay. After any rainfall the pollution through these areas is disgusting. The system is already overloaded!!!

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

All SEA should be classed as qualifying matters. It is important to maintain these areas. Once they are gone they are gone for good and these areas make the areas/suburbs what they are.

These SEA are very unique and should be respected and protected

Important privacy information

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#6645

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Feni Hamlin

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6646

Government's new housing rules: What it means for Auckland

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Your details

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Name: Peter Atkinson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

This seems sensible. The CBD is the right area for intensification

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

OK. Intensificatiojn around Metropolitan centres seems appropriate.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

THis makes sense

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

No. Affects the character and ambience of the centre too much.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

It is OK to have the proposed walkable catchments for CBD areas and metropolitan centres, transport stops etc. However I am concerned about the proposal to have apartment buildings and terraced housing in areas up to 400 metres from town centres such as Highbury. This is far too large an area. The apartment and terraced housing area should be a lot closer. Under the proposal the character and vibe of those areas would be totally lost.

It is just too much, and an overkill. Maybe 100 metres would be OK-or none at all.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

All existing special character areas should be a qualifying matter. There are many more qualifying areas than those marked blue on the plan. Council appears to have just randomly cherry picked a few that they know of and hung the rest out to dry. It is not really good enough and shows evidence of inappropriate haste in evaluating and judging what constitutes a character area. When one travels overseas one of the enticing and charming features of a place is its historical and character buildings and architecture. To set out to deprive Auckland of these areas is just foolishness and makes no sense of the claim of Auckland to be "The worlds most liveable city". In particular I am very concerned that council seems to think that it is OK to ignore Northcote and Birkenhead Point character areas. These are the equal of any of the blue areas on the southern shore of the harbour and yet they get no consideration by council or the government.

These areas need a proper job done on evaluating their heritage chatacteristics before a decision is made. Council officers need to survey them in person and not just do desk research . If it is good enough for Grey Lynn and Ponsonby then it is good enough for the Points as well.If it takes longer, so be it. Council should stick up for Auckland and Aucklanders, not just be a sychophant to Government policy.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Yes I think that is a good idea. Obviously infrastructure limits what can be done in terms of future intensification. Of particular concern is drainage (Sewer connections) and stormwater provisions. The unpalatable fact is that many legacy sewer systems cannot take any more connections and this is going to be a severe constraint on development unless whole swathes of sewer lines are replaced. And this is expensive and tricky to do.

Also with stormwater. For instance there is now regular flooding in Little Shoal Bay and LeRoys bush. This is made much worse when there is a king tide. More development means more storm water and this means more flooding. Provision of better water infrastructure must be made before, or concurrently with, more development.

Then there is the question of roading provision, including parking. Modern development practice seems to be to not provide off street parking when doing a residential development. This forces parking onto the street, witness the Flat Bush situation. At the same time council seems hell bent on restricting on street parking as well.! One does not need to highlight that this is a peculiar form of foolishness! Council needs to get real about parking issues!

Also roading and traffic issues are critical-witness the situation with Onewa Rd! Just adding more and more commuting traffic to this arterial is not going to solve anything! But that is exactly what this intensification plan is going to do.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Stockade Hill Viewshaft
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

No

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#6649

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Hannah Breeds

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

generally I support, however not at the expense of heritage houses and mature trees - see notes

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

This should be considered on a cases by case/location by location basis, not a generic/blanket distance. The roading structure and communities in each location are different and each area should be individually considered with 500-800m as a start point

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

This should be considered on a cases by case/location by location basis, not a generic/blanket distance. The roading structure and communities in each location are different and each area should be individually considered with 500-800m as a start point

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

This should be considered on a cases by case/location by location basis, not a generic/blanket distance. The roading structure and communities in each location are different and each area should be individually considered with 400m as a start point

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

generally support, however, This should be considered on a cases by case/location by location basis, not a generic/blanket distance. The roading structure and communities in each location are different and each area should be individually considered. Not all locations will be suitable for multi-storey buildings, where others will be.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

Tell us why

We must protect our heritage buildings and special character areas - if anything we should increase from status quo.

There are plenty of oath areas than can be developed without stripping us of these areas

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

We must protect our heritage buildings and special character areas - if anything we should increase from status quo.

The proposed area do not do enough to protect these areas, and will ruin existing communities.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

We need to ensure we have the right infrastructure in place before mass development takes place

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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491 West Coast Road – Submission to changes to AUP as a result of NPS-UD

The purpose of this submission is to reference the proposed plan changes to the residential property at 491 West Coast Road, Glen Eden, and to provide our feedback.

We support the proposed zoning change of the site to Residential – Mixed Housing Urban.

However, our concern lies with the Qualifying Matter which has been applied to the site in the form of the notable trees overlay. The 8 trees which are specified as notable trees or groups of trees on the site have been rolled over from historic tree protection measures and we do not believe to be worthy of notable tree status under the AUP(OP).

Please find attached an Arborist Assessment of the trees on the site prepared by Arbor Connect which has assessed each of the notable trees on the site which has been evaluated using the current notable tree evaluation used by the Council. It is noted that it does not appear that the Council used this scoring system when the trees were first included as notable trees within the AUP(OP).

With the current system, to be considered eligible for inclusion in the schedule, a tree or group of trees must score 20 or more in the tree specific criteria or meet one of the special factors. A summary of the notable tree scores as contained in the Arborist Assessment is as follows:

Tree Number	Tree-specific factor score				
	Age and Health	Character and form	Size	Visual Contribution	Total Score
1	4	0	0	10	14
2	2	5	10	5	22
3	4	0	5	10	19
4	4	5	5	10	24
5	4	0	0	2	6
6	6	0	5	2	13
7	2	0	0	2	4
8	4	5	5	2	16

Only two of the trees have scores above 20, and none of the trees were identified as having special factors. Tree 2 is a Camellia sasanqua cultivar and had a score of 22, and tree 4 is a Liquidamber which had a score of 24.

Given that both of these trees are exotic and are average specimens of these trees which are found in many other gardens across the city, it is not considered that they are worthy of their notable tree status. Furthermore, the liquidamber is prone to falling branches and is a risk to the safety of future residents on this part of the site.

It is not considered that these trees should be classified as a qualifying matter which would restrict the potential for a medium to higher intensity residential development on the site as envisaged by the Residential – Mixed Housing Urban zoning.

Arboricultural Assessment Report

Client:	**Thomas Consultants**
Site Address:	**491 West Coast Road, Oratia, Auckland**
Proposal:	**Subdivision of the site, including access.**
Compiled By:	**Stuart Barton**
Date of Report:	**18 August 2021 – Final Ver2 Changes to visual contribution.**

Arbor Connect Ltd.
PO Box 34 703, Birkenhead, Auckland 0746, New Zealand. Ph: 021 920 301; email: stuart@arborconnect.co.nz

1.0 Introduction

1.1 Our company received instruction from Tom Chi, Planner from Thomas Consultants, on behalf of the owners of 491 West Coast Road (the site) to assess the impacts of the physical works necessary to subdivide the site on eight notable trees.

1.2 This report has been commissioned to assess how the proposal will impact the subject trees and provide suitable recommendations to mitigate any adverse effects.

1.3 As part of my assessment for this report, I had an initial site walk over with Tom Chi on 14 January 2021 and had an additional site meeting with planners and engineers from Thomas Consultants on 3 February 2021. I also collected data on the trees at this visit. Around July 2021, the shelterbelt on the front boundary was removed. This report was updated in August 2021 to account for this change. This report is based upon the findings of those visits and the conditions found.

1.4 The details of the trees are specified in Appendix A of this report. The approximate location of the trees has been indicated on a location plan attached as Appendix B. The documentation supplied, and upon which I have based this assessment, are attached as Appendix C.

1.5 All assessments were made from ground level. While the tree dimensions were measured, they should be viewed as approximate only.

2.0 Site Description

2.1 The site is legally described as Lot 10 DP 135638. It is zoned Residential – Single House in the Auckland Unitary Plan Operative in Part (AUP OiP) under which this proposal is to be assessed.

2.2 The site is flat with an existing house and auxiliary buildings towards the rear of the site. There is a horseshoe driveway from West Coast Road located towards the western and eastern boundaries.

2.3 There are many semi-mature and mature, mostly exotic trees on the site. The notable trees in this report are located on the southern side of the house. The large shelterbelt on the front boundary, which screened the property, including most of the trees, from West Coast road, was removed around July 2021.

3.0 Tree Protection Rules

3.1 The tree rules that apply to 491 West Coast Road are in the AUP OiP D13 - Notable trees Overlay.

3.2 The trees identification number is 2008 in the AUP OiP Schedule 10 of notable trees schedule.

3.3 This proposal implicates no other protected trees.

4.0 The Proposal

4.1 It is proposed that the site is to be subdivided. The site will have four residential lots and an access lot. This access lot will also allow access to 121-123 Parrs Cross Road for future development purposes.

4.2 The access lot will run along the western boundary of the site. All underground services will be installed within the road reserve or outside the protected root zone of the notable trees to remain.

5.0 Arboricultural Assessment

5.1 There are eight notable trees on the site consisting of seven individual trees and a row of Japanese cedar trees. It is proposed that three of the individual trees, English oak (Tree 1), pūriri (Tree 6) and evergreen magnolia (Tree 7) and the row of Japanese cedar (Tree 5), are to be removed.

5.2 Each tree has been evaluated using the current notable tree evaluation used by the council. Although this scoring system was not used for assessing these notable trees when they were scheduled, it is useful to understand how they may compare with the current evaluation system. With the current system, to be considered eligible for inclusion in the schedule, a tree or group of trees must score 20 or more in the tree-specific criteria or meet one of the special factors. A summary of the notable tree scores is attached as Appendix D.

5.3 The Auckland Council heritage pack for the trees on the site shows the notable trees' location, and each one is photographed. There is no information on why the trees are listed in the notable tree schedule other than one STEM evaluation (Standard Tree Evaluation Method) for an unnamed tree.

Tree 1 – English Oak

5.4 This English oak is located in the southwest corner of the site, within the proposed access lot's footprint, so it will require removal.

5.5 It is on a lean and has been pruned to clear the overhead lines. The foliage is thinning, and there is dieback throughout the canopy. It has been assessed as being in poor condition.

5.6 Under the current notable tree evaluation, I scored it 14 for tree-specific factors, and it has no special factors.

Tree 2 – Camellia sasanqua cv

5.7 This tree is located at the southwest end of proposed Lot 1. It is a small multi-stemmed tree in good condition. It has been topped at least once in the past, which may account for the many stems that originate from the tree's base.

5.8 It is possible to develop the site while retaining this tree as long as there is an appropriate tree protection methodology in place.

5.9 The works for the construction of the access lot is outside of the root zone of this tree. There will be no excavation within the root zone of this tree for the preparation of the subdivision.

5.10 Under the current notable tree evaluation, I scored it as 22 for tree-specific factors and has no special factors.

Tree 3 – Lebanon Cedar

5.11 This tree is located in Lot 1 and sits behind Trees 2 and 3. It is in fair condition, with a large amount of deadwood in the lower canopy.

5.12 It is possible to develop the site while retaining the tree as long as there is an appropriate tree protection methodology in place.

5.13 The works for the construction of the access lot is outside of the root zone of this tree. There will be no excavation within the root zone of this tree for the preparation of the subdivision.

5.14 Under the current notable tree evaluation, I scored it 19 for tree-specific factors, and it has no special factors.

Tree 4 - Liquidambar

5.15 This tree is located in Lot 1 towards the southeast corner. It is in fair condition. There is dead bark at the base of the tree, possibly due to bleeding canker. It does not appear to have affected the health of the tree. The foliage is almost to the ground in places.

5.16 It is possible to develop the site while retaining the tree as long as there is an appropriate tree protection methodology in place.

5.17 The works for the construction of the access lot is outside of the root zone of this tree. There will be no excavation within the root zone of this tree for the preparation of the subdivision.

5.18 Under the current notable tree evaluation, I scored it 24 for tree-specific factors, and it has no special factors.

Tree 5 – Japanese Cedar

5.19 These eleven trees are planted along the western boundary. They appear to be a remnant of a shelterbelt with gaps in the line where there have been deaths or the tree has been removed.

5.20 The trees vary from being in irreversible decline to fair health. Some have poor form.

5.21 The group of trees will require removal for the construction of the road access.

5.22 Under the current notable tree evaluation, I scored it 6 for tree-specific factors, and it has no special factors.

Tree 6 - Pūriri

5.23 This pūriri is located in a raised planter approximately halfway down the western boundary. It is in fair condition. There has been some indiscriminate pruning of the canopy in the past. It has poor form, but this is not untypical for pūriri trees.

5.24 The tree requires removal for the construction of the access lot.

5.25 Alternative options were considered for the layout of the site access design in an endeavour to retain this tree. The first option was to narrow the access width so that

there were no excavations within 4.0 m of the trunk. Auckland Transport was not supportive of this approach.

5.26 The other option was to locate the accessway on the eastern side of the site and to the north of the pūriri. This would allow the retention of the English oak, Japanese cedar shelterbelt and the pūriri (Trees 1, 5 and 6). However, it would require removing the liquidambar, evergreen magnolia and the deodar cedar (Trees 4, 7 and 8). The combined value of the liquidambar and deodar cedar is greater than the combined value of the English oak, Japanese cedar shelterbelt and pūriri. The evergreen magnolia requires removal under the proposed layout and this second option.

5.27 Under the current notable tree evaluation, I scored it 13 for tree-specific factors, and it has no special factors.

Tree 7 – Evergreen Magnolioa

5.28 This tree is located almost in the centre of proposed Lot 2. The trees' condition is fair, but it lacks vigour. It is low branching with significant branches at 1.5 m from the ground.

5.29 Due to the tree's location within the lot, it will be necessary to remove the tree to create sufficient room for the building platform. The trees poor health and lack of stature mean it is not sensible to make significant changes to the subdivision layout to retain the tree.

5.30 Under the current notable tree evaluation, I scored it 4 for tree-specific factors, and it has no special factors.

Tree 8 – Deodar Cedar

5.31 This tree is towards the eastern boundary of the site and will be on the southern boundary of proposed Lot 3. Although there has been some recent indiscriminate pruning and English ivy is growing up the trunk, the tree overall is in good condition.

5.32 It is possible to develop the site while retaining this tree as long as there is an appropriate tree protection methodology in place.

5.33 The works for the construction of the access lot is outside of the root zone of this tree. There will be no excavation within the root zone of this tree for the preparation of the subdivision.

5.34 Under the current notable tree evaluation, I scored it 16 for tree specific factors, and it has no special factors.

6.0 Resource Consent Matters

6.1 The notable trees in this report have been assessed under the AUP OiP, specifically D13 Notable Trees Overlay – Table D13.4.1 Activity Table.

6.2 Resource consent will be required for the following:

Activity		**Activity Status**	**Trees Affected**
(A7)	Tree removal	Discretionary	Trees 1, 5, 6 and 7

6.3 The AUP OiP does not include assessment criteria for discretionary activities. However, the assessment criteria for restricted discretionary activities can provide some guidance.

a) The extent to which alternative methods that could result in avoiding alteration of the tree or trees have been considered.	• Alternative layouts of the site access design were considered to retain the pūriri (Tree 6). They were dismissed as outlined in paragraphs 5.25 and 5.26. • The proposed layout of the lots is the best use of the site for the development. Making significant changes to the lots' orientation or reducing the number of lots to retain the evergreen magnolia (Tree 7) is not considered viable due to its poor health.
b) The specific values of the tree or trees including any ecological values with respect to water and soil conservation, ecosystem services, stability, ecology, habitat for birds and amelioration of natural hazards.	• There will be some effect of these values mainly to the removal of habitats for birds. This can be mitigated by removing the trees between March and June to avoid bird breeding season and planting trees as part of the subdivision.
c) The extent to which effects on the values of the tree or trees including any effects on the natural shape, form and branch habit and the root network can be minimised.	• Not applicable as the trees are to be removed.
d) The extent to which any impact on the immediate or long-term health and stability of the tree or trees is able to be minimised or avoided	• Not applicable as the trees are to be removed.
e) The loss of any amenity values that the tree or trees provided.	• The loss of amenity values will be negligible. The English oak (Tree 1) is the only tree seen from the road and it has poor form. The other trees are screened from the road by surrounding houses or trees that are to remain., so the viewing audience is low.
f) The risk of actual damage to people and property from the tree or trees, including the extent to which adverse effects on the health and safety of people have been addressed.	• N/A

g) The degree to which any proposed mitigation adequately responds to the effects on the tree or trees.	• The trees' removal will be mitigated by planting 13 trees on the street berms that the subdivision will create. • An additional tree is to be planted in Lot 2 as further mitigation for the removal of the evergreen magnolia (Tree 7)
h) The degree to which the proposal is consistent with best arboricultural practice guidelines for tree management.	• Best arboricultural practise would not advocate the removal of trees.
i) Methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and safe disposal of plant material.	• There are no kauri on the site • There are trees on site from the Myrtaceae family that are susceptible to myrtle rust. These trees are not protected and will be removed. Standard myrtle rust protocols will be followed if myrtle rust is detected. • There is an elm tree at the northern end of the site that has dutch elm disease. Auckland Council has been notified. The trees removal will need to follow standard operating procedures for elm removals. These trees are not protected.
j) The provision of a tree works plan, to address: i) The effects on the tree or trees ii) The proposed methods to be used iii) The extent to which the proposed works are consistent with best arboricultural practice iv) For tree alteration, the methods proposed to reduce any adverse effects and the extent of the alteration of the tree or trees v) For works within the protected root zone, the methods proposed to reduce any adverse effects on the tree or trees, including the depth of the works, and the extent of area of the protected root zone or zones that is affected	• It is intended that this report will act as the tree works plan.
k) The need for the direction and supervision of a qualified arborist while the works are being carried out.	• Qualified arborists will undertake the removal of the trees following best arboricultural practise.

l) The function and operational requirements of infrastructure.	• N/A
m) The benefits derived from infrastructure.	• N/A

6.4 The notable trees to remain (Trees 2, 3, 4 and 8) will not require resource consent as no works are proposed within their protected root zone. To ensure that the trees are retained successfully during the subdivision construction, a tree protection methodology has been specified in Section 8.0.

7.0 Proposed Mitigation

7.1 In meeting the requirements of the Resource Management Act 1991 and the AUP OiP, it is proposed that in mitigation for the notable trees removed, 14 160 ltr grade trees are to be planted as part of the development, including one tree located within Lot 2.

8.0 Tree Protection Methodology

8.1 The following recommendations are considered appropriate to ensure the physical works do not encroach into the protected root zone of the notable trees to be retained.

8.2 No excavation should occur within the protected root zone of the notable trees. The protected root zones are shown in the tree survey data attached as Appendix A.:

8.3 Before any works occurring, including the vegetation removal, temporary protective fencing should be installed around the protected root zone of the notable trees to be retained. Although temporary, the fences shall be constructed to be a minimum of 1.8 m high and not easily moved. Signage (minimum size 420 mm x 290 mm) shall be attached to the fence, stating that it is a tree protection area and that there should be no unauthorised entry. The fencing should remain in place until the completion of the subdivision works.

8.4 The area within the temporary protective fencing is to be considered a total exclusion zone as follows:

- No storage of diesel, cement, building materials, site huts, spoil etc. within the delineated area.
- No spillages of substances likely to be harmful to tree health within seepage distance of the delineated area.
- No alteration to the dimensions of the delineated area without the prior approval of the nominated arborist.
- No access into or works within the delineated area without the prior approval of the nominated arborist.

8.5 The condition, repair and location of the temporary protective fencing should be regularly inspected as part of the routine tree-monitoring programme.

9.0 Conclusion

9.1 This proposal will require resource consent to remove three individual notable trees and one group of notable trees as part of the site's subdivision. Four other notable

trees on the site will be retained, and the proposed works will be outside of their protected root zones, so resource consent will not be required for them.

9.2 The removal of the notable trees will be mitigated by the planting of 14 160 ltr grade trees.

9.3 A tree protection methodology has been prescribed in Section 8.0 of this report to ensure that works remain outside of the protected root zone of the four notable trees to be retained.

9.4 From an arboricultural perspective, I can support this application if the recommendations specified in Section 8.0 of this report are adhered to and the mitigation planting is undertaken.

I trust this is of assistance. Please do not hesitate to contact me if you require further information.

For **Arbor Connect Ltd**

Stuart Barton
Consultant Arborist - Principal
Cert. in Arboriculture, Dip. Hort.,
Dip.P&G. Tech., NCH (Amenity)

Attached
Appendix A – Survey Data
Appendix B – Tree Location Plan
Appendix C - Document List
Appendix D – Notable Tree Score Summary

APPENDIX A **SURVEY DATA**

Tree number	Species	Height (m)	Canopy Spread (m)	Trunk Girth @ 1.4m (m)	Condition	Protected	Comments
1	English oak	8.6	14.4	1.29	Poor	Yes - scheduled tree	Tree on lean. Has been pruned for overhead lines. Foliage thinning with dieback throughout the canopy.
2	Camellia sasanqua cultivar	6.6	8.0	3.37 (11 stems)	Good	Yes - scheduled tree	Multi stem from base. Probably historically topped at around 1.8 m.
3	Lebanon cedar	8.2	9.2	1.5	Fair	Yes - scheduled tree	The lower canopy has a lot of deadwood.
4	Liquidambar	11.1	16.0	2.39	Fair	Yes - scheduled tree	Dead bark at the base does not appear to be affecting the health of the tree. Good form, no evidence of branch failure. Canopy close to the ground.
5	Japanese cedar x 11	7.2-11.4	34 x 10	0.65-1.78	Poor - Fair	Yes - scheduled tree	Tree health ranges from dead/dying to fair. Tree form ranges from poor to fair. Gaps in the shelterbelt, so some trees have died in the past.
6	Pūriri	11.0	12.0	6.62 (8 stems)	Fair	Yes - scheduled tree	Has had indiscriminate pruning. Poor form.
7	Evergreen magnolia	8.0	10.2	2.39 (3 Stems)	Fair	Yes - scheduled tree	Thinning canopy. Poor health. Foliage about 1.5m from the ground.

Tree number	Species	Height (m)	Canopy Spread (m)	Trunk Girth @ 1.4m (m)	Condition	Protected	Comments
8	Deodar cedar	12.7	12.6	2.18 (including ivy)	Good	Yes - scheduled tree	Has had indiscriminate pruning. English ivy growing over the trunk.

Table Definitions

Canopy Spread: Calculated as the greatest radial spread of the canopy from the trunk x 2. This distance is also the protected root zone

Condition: Good: A healthy specimen with good vigour, form, long life expectancy and no significant defects.

Fair: Tree of average vigour and form. Minor defects may be present but not significant structural stability.

Poor: Tree with low vigour or poor form, significant defects and possible limited life expectancy.

APPENDIX B **TREE LOCATION PLAN**

APPENDIX C **DOCUMENTATION LIST**

Drawing	Title	Dated	Revision
RC100 - 103	Subdivision Scheme Plan Set 121-123 Parrs Cross Road &491 West Coast Road Glen Eden by Thomas Consultants	17/03/2021	-

APPENDIX D **NOTABLE TREE SCORE SUMMARY**

Tree Number	Tree-specific factor score				
	Age and Health	Character and form	Size	Visual Contribution	Total Score
1	4	0	0	10	14
2	2	5	10	5	22
3	4	0	5	10	19
4	4	5	5	10	24
5	4	0	0	2	6
6	6	0	5	2	13
7	2	0	0	2	4
8	4	5	5	2	16

Additional information on notable tree information can be found here - https://www.aucklandcouncil.govt.nz/building-and-consents/working-on-around-trees/Pages/what-is-notable-tree.aspx

Scoring of tree specific factors

These scoring systems are to be used when evaluating a tree against the tree-specific factors in Section 6 (see page 10).

Age and health

Vigour and vitality	High	3	5	6	8	10
	↑	2	4	6	8	8
		2	4	6	6	7
		2	4	4	5	5
	Low	2	2	2	3	3
	Age in Years	<40	41-60	61-80	81-100	>100

This scoring system should be used when assessing the age and health of a tree. It allows for trees that are old and healthy to score much more highly than trees that are either unhealthy or young. The degree of vigour and vitality for any tree is assessed given the age of the tree. Therefore, a tree that is over 100 years old and showing high vigour and vitality, for a tree that age, will score a 10.

Character or form

Not exceptional	0
Exceptional example locally	5
Exceptional example in Auckland	10

This scoring system should be used when assessing the character or form of a tree. It allows for trees that are exceptional examples at two spatial scales (from local to Auckland-wide) to score more highly than trees that are regarded as normal.

Size

Average size for the species in this location	0
Greater than average size (up to 25% larger)	5
Substantially greater than average size (>25% larger)	10

This scoring system should be used when assessing the size of a tree (including height, girth and lateral spread). It allows for trees that are larger than would be expected (on average) for a particular location to be scored more highly than trees that are at, or close to (or below), their average height.

Visual contribution

In backyard or gully	2	e.g. fewer than 100 people see the tree daily
Local park/community/ beside minor road or feeder road/catchment	5	e.g. between 100 and 5000 people see the tree daily
Main Road/motorway or higly visible landform	10	e.g. more than 5000 people see the tree daily

This scoring system should be used when assessing the visual contribution of a tree. It allows for trees that are seen by more people on a daily basis to score more highly than trees that are rarely seen.

#6658

Government's new housing rules: What it means for Auckland

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Sonia Dufty

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

If people can walk to work then less congestion and cars on the road. However if over a kilometer from the edge of the city centre that will increase intensification in areas like Herne Bay, Ponsonby, Freemans Bay,Parnell, etc where there are a lot of historic homes as they were built in or near the old town centres.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

If people can walk to work then less congestion and cars on the road. Nice to be able to walk to work and not get stuck in traffic or pay for parking.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Easier for people to get to and from their destinations via public transport. Parking is always packed around a station.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Coastal slopes in Birkenhead Point - Palmerston Road and Mariposa Crescent have been zoned for 6 storey Terrace House and Apartment buildings as fall within the 400 metres. This doesn't make sense as will block out views, sun, privacy of existing historic homes that have been there for over 100 years. How will the current infrastructure support this? There is already hardly any parking in this town centre already (and will be the same for others just like it across Auckland).

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

I support you 100% in trying to identify special character areas for some semblance of protection but the areas you are currently proposing are way too small and will enable widespread destruction of our historic communities. It does not make any sense as to why these areas are even being targeted when only 3.6% of homes in Auckland had heritage overlay in the first place. Preserving half a dozen streets in a special character neighbourhood is not enough.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

I strongly believe that all heritage areas across Auckland should have been assessed with field trips and site visits. Northcote Point and Birkenhead Point were assessed via a desktop survey, i.e. Google Street View - a perfunctory method. New Zealanders deserve better. Yes we need intensification but not at the expense of our history and the NZ way of life. Only a handful of streets have been "surveyed" and determined to be special character areas when it's clear to anyone who actually walks around and takes a look, that special character is more widespread.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

The historic areas in Auckland, as a general rule, already do not have adequate infrastructure, e.g. Herne Bay, Northcote Point and Birkenhead Point. Every time it rains, wastewater gets into the sea - Herne Bay and St Mary's Bay are prime examples. Traffic queues are out of control, particularly in peak hours and bottleneck in Northcote Point, Birkenhead Point and Devonport. Parking has been removed to make way for bike lanes and to encourage people to not use cars - a great idea but where will everyone actually park?

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to

any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#6659

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Robin Bowman

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Auckland already has enough capacity for high density housing within walking distance of the central business district.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Within these metropolitan centres there is already enough capacity for high density housing within a closer walking distance.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Within these rapid transit stops there is already room for high density housing.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Within large town centres there is capacity for high density housing within a walkable catchment area.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

A small town centre or large local centre are not likely to have the infrastructure to support higher density housing.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Aucklanders have worked hard over many years to protect the historic areas of the city. Many Aucklanders, and visitors to Auckland, enjoy and appreciate these areas for the history and interest they generate. Losing these areas, and the feel of these areas, to high density housing would be a huge irreplaceably loss to Auckland. Once they have gone you can't get them back. A single old house in a street of apartment buildings is not saving Auckland's history. It's streets and streets of old houses, and buildings, that create the historic nature and feel of an area. We owe it to future generations to retain these historic areas as they are now. Auckland has already lost too many of its heritage buildings. There is plenty of capacity for higher density housing within Auckland without the need to encroach of these precious historic areas. Auckland should be celebrating these areas not trying to destroy them.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

There are many significant historical areas that have not been identified as a qualifying matter. As I live on the North Shore I failure to understand why large areas of Northcote Point and Birkenhead Point have not been identified as a qualifying matter. These are two of three maritime areas with significant historical value in Auckland. Devonport being the third maritime area which has rightly been identified as a qualifying matter. The same consideration must be shown to these other two maritime areas. It is completely unnecessary to allow the destruction of these historic areas for housing intensification when they only represent a small proportion of Auckland's total housing area. It's not about only protecting the odd historic building it's about saving the whole area. Northcote and Birkenhead Point's history is as important as Devonport and must be secured, in its entirety, for further generations.

I live in an historic house on Birkenhead Point and I see from the map that many many villas have been missed. Why ? These are Auckland's history. These are important to our city. I don't understand how it was determined that approximately 50 homes on Northcote Point and Birkenhead Point have been identified as a qualifying matter when there are hundreds and hundreds of old homes in both areas. I notice from the map that rows of historical homes and have not been included, for example, there is a row of 4 villas in Hinemoa Street stretching down from Martime Tce to Wakanui Street. I also notice on the map that between Brassey Road and Rugby Road these houses and been identified as a qualifying matter. Why ? There is one historical villa in a line of approximately 10 newer homes. Le Roys Tce is another example of a street that has been identified as a qualifying matter but there's not one house more than 60 years old. How can rows and rows of 100+ year old homes not qualify. How was the mapping carried out. This is a very important decision for Auckland and perhaps a more rigorous approach to identifying these houses of historical value needs to be undertaken.

Auckland needs to consider not just protecting 'a' house. Its the entire area that needs protecting. Is it worth losing this history to intensification? Is there not enough capacity in Auckland to spare these valuable historic areas?

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

The historic shops in Hinemoa Street Birkenhead Point and Queen St Northcote Point are very important to the community and generate spending and employment. Communities need a sense of identity. Why destroy something so wonderful. These historical areas/buildings need to be protected and celebrated not threatened with destruction.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

I live in Birkenhead Point, an historical area. Already we struggle with parking in narrow streets, roading congestion (Onewa Road and Queen St). Stormwater and wastewater issues eg Le Roys Bush

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

I support all these additional qualifying matters.

Important privacy information

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#6662

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Vanessa Kerr

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

Tell us why

If there are any infrastructure constraints like storm water and sewage. These need to be take. Into account as intensification cannot put added pressure on our already aging infrastructure

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6663

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Your details

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Name: Yona Lesorgen

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

We already have problems on our beaches with pollution, and traffic problems. Adding high density housing without taking waste water, parking, traffic, public transport etc into account will reduce the liveability of our city. I agree that we need to intensify but the infrastructure especially public transport has to be developed as well

Other qualifying matters

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#6669

Government's new housing rules: What it means for Auckland

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Name: Gerry Fernandez

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

Other qualifying matters

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#6672

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Name: Helen Parsons

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Important privacy information

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#6677

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Stephen Hamlin

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6679

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jamie Whyte

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Diversity is important. Without these areas protected Auckland will be left with essential just MHU and THAB zones across the city. Retention of the character zones is important to maintain the sense of character around the city fringes - these heritage areas are important to those neighborhood but to Auckland as a whole. For me it is all about the diversity in neighborhoods and the character areas should be protected to ensure these neighborhood do not become just another suburb.

Furthermore the assessment of what areas retain or have special character overlays across the city is very inconsistent. The assessment seems to focus on individual sites rather than a neighborhood as a whole.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

These areas need to be enhanced has character areas. The current proposal enables a reduction of character from the neighborhoods.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Our infrastructure is already at capacity in many places. Intensification needs to be infrastructure lead to enable the potential of a zones density. Intensification should be equally focused on infrastructure enabling, rather than just zoning enabling.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6684

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Steve Wiltshire

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

There are many older persons who would not be able to manage 800 metres let alone 1200 especially with the terrain in many parts of Auckland although I do realise that allowance for steepness may be made before final decisions are made.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

There are many older persons who would not be able to manage 800 metres let alone 1200 especially with the terrain in many parts of Auckland although I do realise that allowance for steepness may be made before final decisions are made.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Again same comments - There are many older persons who would not be able to manage 800 metres let alone 1200 especially with the terrain in many parts of Auckland although I do realise that allowance for steepness may be made before final decisions are made.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

Support but with 3 level restrictions in place

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

Support but with 3 level restrictions in place.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

As far as Northcote Point is concerned the whole area should be included rather than the apparently haphazard choices that have been made in excluding some well maintained renovated old villas when further down a long drive beside them a not so well maintained villa remains included.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

I'm not sure how the special character area in Northcote Point was chosen but it would appear it was not chosen by qualified heritage officers physically looking at each property but probably by using Google earth or similar which results in those properties set back from the road being excluded without any sort of viewing.

In my recent morning walks in the area it has become clear that many properties with heritage merit have NOT been included whereas conversely many properties

in the identified area make the description "special character" laughable. There are so many anomalies that the whole area should should be re-surveyed before any decisions are made.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Notwithstanding the obvious problems to come with stormwater, sewerage etc I think that the biggest infrastructure problem is here already - road access. It would be helpful if Northcote Point could have it's ferry service back asap.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#6685

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Gareth Ward

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

1200m from the edge of the city centre is very close by, and could be extended. Given the overuse of special character as a qualifying matter within this catchment, there is very little proposed change to the intensity of living within close proximity of our largest city.

Mixed Use should also be applied more widely in this area rather than simply Townhouse and Apartment, to allow for highly local amenities.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the Metropolitan centres

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Special Character Area overlays should not be used to minimise intensity around rapid transit. Mixed Use should be applied more frequently nearby rapid transit.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

Increasing the coverage of medium density residential, with appropriate design quality controls, in these areas could make for a compact liveable city and near many town centre areas could be preferable to Townhouse/Apartment zoning. Achieving higher coverage of medium density would seem to require greatly limiting special character provisions compared to the current proposal.

Where these areas remain, medium density may be a preferable way to manage the transition from single house zones to town centres within short distances.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Increasing the coverage of medium density residential, with appropriate design quality controls, in these areas could make for a compact liveable city and near many town centre areas could be preferable to Townhouse/Apartment zoning. Achieving higher coverage of medium density would seem to require greatly limiting special character provisions compared to the current proposal.

Where these areas remain, medium density may be a preferable way to manage the transition from single house zones to town centres within short distances.

Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Special character as an available qualifying matter makes sense, however it should be highly targeted. Outside of specific heritage protection or pockets of high quality character, blanket SCA should NOT compromise higher density (especially medium density residential) within walkable catchment areas

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

The Special Character Area overlay should not compromise or limit development in Walkable Catchments. I support protection of listed Heritage, and high quality, continuous special character outside of Walkable catchments, however significant swathes of the city close to the city centre or rapid transit are blanket banned from medium density living where it is most needed.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

Tell us why

The bias must be towards assuming central or local government invests in infrastructure to support denser living within existing limits. Avoiding intensification by using infrastructure difficulty as an excuse must be avoided

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Important privacy information

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#6690

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Caroline Gregory

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

Not enough infrastucture in place

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

To keep the historical aspect of Birkenhead and Northcote Point

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Very little special character is being retained in Auckland

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6692

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jade Phang-Hamlin

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6703

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Verona Webb

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

In principal I support this, along side including qualifying matters that include current infrastructure constraints such as parking requirements and impact on current traffic levels. Building intensifications should be limited to roads which are well serviced by public transport. In the Birkenhead/Northcote area that is limited to Onewa Rd and current traffic jams are already a problem before the completion of a huge mount of development in Northcote.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

In principal I agree with this however I do not think this should be a blanket rule and it does need to be looked at on a street by street basis taking into account current infrastructure constraints such as current traffic constraints, etc. Roads leading to Birkenhead Shopping mall such as Onewa Rd (and side streets), Birkenhead Ave , Hinemoa Street (used to bypass Onewa Rd) and Lake Rd which is already under intense development in Northcote and not yet complete and the traffic is already built up. There is really only one main road from Birkdale/Beachhave/Chatswood/Birkenhead/Nothcote Point to reach the harbour bridge and that is Onewa Rd. Further building intensification will only bring traffic to a stand still. There is no public transportation options other than bus, unlike the south side of the bridge which has a train network. The ferry is underfunded and under utilised because of the small number of trips during rush hour or as in case of Northcote Ferry has spent the majority of the last 3 years closed.

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

A blanket rule on distance does not provide suitable protection for streets that can not sustain this kind of intensification e.g. Hinemoa Streets and the side streets such as Mariposa Cres leading up to Highbury Mall. Hinemoa Street/Maritime Tce/Council Terrace/Rodney St are already being used as a short cut to try and avoid the main part of Onewa Rd and enter via Queen St, Northcote Point. There are already delays of up to 45 minutes during rush area to exit Queen St onto Onewa Rd. Housing Intensification will bring traffic to a standstill in these areas.

Solve this first before adding this kind of intensification without the necessary management of infrastructure restraints.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

See previous answer -A blanket rule on distance does not provide suitable protection for streets that can not sustain this kind of intensification e.g. Hinemoa Streets and the side streets such as Mariposa Cres leading up to Highbury Mall. Hinemoa Street/Maritime Tce/Council Terrace/Rodney St are already being used as a short cut to try and avoid the main part of Onewa Rd and enter via Queen St, Northcote Point. There are already delays of up to 45 minutes during rush area to exit Queen St onto Onewa Rd. Housing Intensification will bring traffic to a standstill in these areas.

Solve this first before adding this kind of intensification without the necessary management of infrastructure restraints.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Special character areas and the heritage and history of these areas form such a small proportion of Auckland's build area and at such a high cost to the history of Auckland and what makes Auckland unique. Birkenhead and Northcote Point deserve to be reviewed and have site visits conducted which to date have only been done by google maps. This process should not be rushed as once old properties make way for new building , the history is lost forever. My property at 9 Council Terrace has had to undergo many resource consent considerations however the google maps image is when the house was still under renovation. Also we have retained a number of the 1910 original features which are internal. The Council's scoring system is too restrictive: The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its "special character area" status. The 66% threshold should be lower (eg 50% – still a majority of character houses). Also, properties scoring 4/6 (which Council accepts are still "character supporting") should be counted towards the percentage test as well, not just 5/6 or 6/6. Removing resource consent controls in these areas opens the flood gates to developers who are are not looking to provide affordable housing in these areas but to maximise profits as the base cost of these houses is already incredibly high priced

properties. Northcote and Birkenhead Points are steeped in history of the north shore and welcome many visitors to walking tours in and around these areas.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

Current Special character areas like Birkenhead and Northcote Point should not be limited to a few individual houses, it should be looked at as a whole where any new builds should continue to meet resource consent considerations such as parking and architectural design and impacts on the neighbouring bush areas of Le Roys Bush and Little Shoal Bay.

Residents have in good faith restored houses under the current resource consent rulings and this has ensured the look and feel of the neighbourhood has been preserved. The resource consent process for this neigbourhood has been a good thing and the blanket lifting of this is both rushed and with very little future proofing by disregarding the current controls.

These local parks and bush walks around Little Shoal Bay are enjoyed en masse by Auckland residents and there are many local volunteers who maintain them. In fact, Little Shoal becomes gridlocked whenever there is a significant event at Little Shoal Bay around Xmas and New Years.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Hinemoa St and its shops should be protected as they add to character and history of the city

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Infrastructure should be taken into account as a limitation on increased housing density. Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runIoff. The area does not have the stormwater infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff.

The proposal should classify all the existing significant ecological areas as qualifying matters providing a buffer area around Le Roys Bush and Little Shoal walkways so that the view of factories, houses and other structures is minimised

designating the old coastal cliffs around the wetland as “Coastal Erosion” qualifying matters when rising sea levels come to the wetlands. Onewa Road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally. For Northcote and Birkenhead residents who attempt to enter Onewa Rd from Queen St, this can be a 45 minute wait to join the gridlock that is Onewa Rd.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6709

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Nova Paul

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

Making public transport amenities more accessible to more people.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

Make it more 600m... for a growing city, 400m is not that much, in Auckland we need more built up / intensification in areas that have access to good transport facilities.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

It could be more, more intensification in city centres will help housing. Not in to seeing good buildings being pulled down because they fall within the circumference.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

It defeats the purpose of having housing close to transport hubs if it is then blocked by 'special character'. The intention of the unitary plan is to provide accessible options. Either make public

transport hubs accessible to all and change the networks or build high density housing where people can access transport.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

same as above -It defeats the purpose of having housing close to transport hubs if it is then blocked by 'special character'. The intention of the unitary plan is to provide accessible options. Either make public transport hubs accessible to all and change the networks or build high density housing where people can access transport.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

The only exception should be a protection of urban ngāhere and large and significant trees. The cities focus should be on trees and the natural environment, that is the priority to protect. Then focus and encourage ensuring quality / well designed buildings are built in Auckland, not overreaching and putting constraints on locations.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Auckland Unitary Plan has been awful since settler colonies arrived. The city has grown with disregard to the natural environment (land reclamation and maunga. The city planning has been focused on land grabbing and little effort to create a sense of city planning or design. Sunlight corridors and access to parks is important and so is a stronger since of our connection to the Waitamatā.

Important privacy information

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#6710

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Yasmin Foley

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Auckland's Unitary Pland already has enough provision for intensified housing within a walkable catchment.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Given the number of town centres in the Auckland area, all with capacity for higher density of housing, there is no need.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

This will bring unmanageable pressure on the streets around my area in Birkenhead point some of which are 'parked out' and reduced to one car in one direction much of the time

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Crowding small roads and there is capacity within a walkable distance for intensified housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Generally I'd say no but architecture style/design would have to have local community oversight or accepted opinion.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Hinemoa St and Queen St in Northcote Point (which has been already ruined with that dangerous and totally incorrectly designed cycle way and speed bumps) have significance from the turn of the 20th Century. The streets the houses and the feel of the areas makes them special and an attraction for visitors in general along with residents.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

There are so many more houses and in fact the majority of streets too and the businesses in situ need to be kept and recognised for the benefits they give through that heritage and contribution to the community as a whole.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Same as question above: There are so many more houses and in fact the majority of streets too and the businesses in situ need to be kept and recognised for the benefits they give through that heritage and contribution to the community as a whole.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

All of the above qualifying matters: Aucklanders choose to live and support the City along with their neighbourhood. These should be available in good order to the populace as they choose.

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#6711

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Melissa Gunn

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

The un-included areas incorporate many of the most interesting heritage areas of Auckland that are also most accessible by the public

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Many of our heritage and character areas are already struggling with poor infrastructure - lack of stormwater and wastewater capacity eg Le Roys Bush and Little Shoal Bay are flooded with sewage polluted water due to lack of pipe capacity. Increased population in the Little Shoal Bay catchment will overload these systems. This is a concern for both ecological and societal reasons. Tīkapa Moana/the Hauraki Gulf is already struggling ecologically, which has knock-on effects for recreation as well as mauri. Further overloading the bays and harbours which flow into Tīkapa Moana/the Hauraki Gulf is morally reprehensible and not in line with our Tiriti obligations.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Significant ecological areas should automatically be qualifying matters. Our ecological heritage is under pressure from Auckland's overpopulation. While intensification of housing should be a tool to reduce pressure on greenfields, arable land and ecologically significant areas, it should not be used at the expense of existing green spaces. Ecological islands should be considered as significant infrastructure necessary for the health and wellbeing of the city. Intensification should only be planned within strict planning controls ensuring multiple, extensive green spaces to retain our unique ecology and to provide healthy spaces for city dwellers to keep in touch with nature. unconstrained intensification without the addition of public green spaces will result in an unpleasant, unliveable city filled with slums and unhappy people. Furthermore, Auckland is already losing its urban forest at an incredible rate. Protection of privately-owned treecover is essential for Auckland, and needs to be strengthened, not removed.

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#6718

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Briar Walsh

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

Because historical areas have such significance to Auckland and Auckland's character. DO NOT DESTROY OUR HERITAGE AREAS

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

It fails to consider the area as a whole which already has an historical walk around connected to the library. I personally live in a building which was built in 1905 on a road that was the first

concrete road in New Zealand and has several historical homes previously used as stores that connected the area from the Shore to the City. These homes have all been restored and their character and history remains. Destroying the houses either side of these to create 3 story intensification would completely ruin the area

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

as above, these properties have continued to maintain the heritage of the area.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6728

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Clare Buchanan

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I understand the need to provide housing centrally, but I'm very concerned about what it will do to the historic character of our central neighbourhoods. I can see the value of the land will quickly anialiate the charm and character (and history) of what we have.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

As above -I understand the need to provide housing centrally, but I'm very concerned about what it will do to the historic character of our central neighbourhoods. I can see the value of the land will quickly anialiate the charm and character (and history) of what we have.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

These centres are already quite small, there is already limited parking, transport and infrastructure and would lose the neighbourhood feel if they were surrounded by density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

I want to protect the character of my local neighbourhood, as well as the amazing native bush (Le Roys) that so many properties back onto. There needs to be a buffer around this area and little shoal bay so that exposure to houses and businesses is limited.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

I'm concerned about Le Roys Bush, which is already compromised but such an amazing part of our neighbourhood. Infrastructure (*ie stormwater and wastewater capacity) needs to be addressed in these areas, and they need to be protected for all to enjoy. It's an incredible asset to our community and needs to be protected.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

We need to classify all the existing ecological areas as qualifying matters. We need to provide a buffer around Le Roys bush and little shoal bay walkways so that views of houses and factories and other structures is minimised. Also, the old coastal cliffs around the wetland need to be designated as 'coastal erosion when it comes to sea-level rise around these precious wetlands.

Important privacy information

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#6729

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Kevin Hall

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

In principal I support this, along side including qualifying matters that include current infrastructure constraints such as parking requirements and impact on current traffic levels. Building intensifications should be limited to roads which are well serviced by public transport. In the Birkenhead/Northcote area that is limited to Onewa Rd and current traffic jams are already a problem before the completion of a huge mount of development in Northcote.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

In principal I agree with this however I do not think this should be a blanket rule and it does need to be looked at on a street by street basis taking into account current infrastructure constraints such as current traffic constraints, etc. Roads leading to Birkenhead Shopping mall such as Onewa Rd (and side streets), Birkenhead Ave , Hinemoa Street (used to bypass Onewa Rd) and Lake Rd which is already under intense development in Northcote and not yet complete and the traffic is already built up. There is really only one main road from Birkdale/Beachhave/Chatswood/Birkenhead/Nothcote Point to reach the harbour bridge and that is Onewa Rd. Further building intensification will only bring traffic to a stand still. There is no public transportation options other than bus, unlike the south side of the bridge which has a train network. The ferry is underfunded and under utilised because of the small number of trips during rush hour or as in case of Northcote Ferry has spent the majority of the last 3 years closed.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

A blanket rule on distance does not provide suitable protection for streets that can not sustain this kind of intensification e.g. Hinemoa Streets and the side streets such as Mariposa Cres leading up to Highbury Mall. Hinemoa Street/Maritime Tce/Council Terrace/Rodney St are already being used as a short cut to try and avoid the main part of Onewa Rd and enter via Queen St, Northcote Point. There are already delays of up to 45 minutes during rush area to exit Queen St onto Onewa Rd. Housing Intensification will bring traffic to a standstill in these areas.

Solve this first before adding this kind of intensification without the necessary management of infrastructure restraints.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

see previous answer -A blanket rule on distance does not provide suitable protection for streets that can not sustain this kind of intensification e.g. Hinemoa Streets and the side streets such as Mariposa Cres leading up to Highbury Mall. Hinemoa Street/Maritime Tce/Council Terrace/Rodney St are already being used as a short cut to try and avoid the main part of Onewa Rd and enter via Queen St, Northcote Point. There are already delays of up to 45 minutes during rush area to exit Queen St onto Onewa Rd. Housing Intensification will bring traffic to a standstill in these areas.

Solve this first before adding this kind of intensification without the necessary management of infrastructure restraints.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Special character areas and the heritage and history of these areas form such a small proportion of Auckland's build area and at such a high cost to the history of Auckland and what makes Auckland unique. Birkenhead and Northcote Point deserve to be reviewed and have site visits conducted which to date have only been done by google maps. This process should not be rushed as once old properties make way for new building , the history is lost forever. My property at 9 Council Terrace has had to undergo many resource consent considerations however the google maps image is when the house was still under renovation. Also we have retained a number of the 1910 original features which are internal. The Council's scoring system is too restrictive: The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its "special character area" status. The 66% threshold should be lower (eg 50% – still a majority of character houses). Also, properties scoring 4/6 (which Council accepts are still "character supporting") should be counted towards the percentage test as well, not just 5/6 or 6/6. Removing resource consent controls in these areas opens the flood gates to developers who are are not looking to provide affordable housing in these areas but to maximise profits as the base cost of these houses is already incredibly high priced

properties. Northcote and Birkenhead Points are steeped in history of the north shore and welcome many visitors to walking tours in and around these areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Current Special character areas like Birkenhead and Northcote Point should not be limited to a few individual houses, it should be looked at as a whole where any new builds should continue to meet resource consent considerations such as parking and architectural design and impacts on the neighbouring bush areas of Le Roys Bush and Little Shoal Bay. Residents have in good faith restored houses under the current resource consent rulings and this has ensured the look and feel of the neighbourhood has been preserved. The resource consent process for this neigbourhood has been a good thing and the blanket lifting of this is both rushed and with very little future proofing by disregarding the current controls. These local parks and bush walks around Little Shoal Bay are enjoyed en masse by Auckland residents and there are many local volunteers who maintain them. In fact, Little Shoal becomes gridlocked whenever there is a significant event at Little Shoal Bay around Xmas and New Years.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

It is important to retain the history of some special character business such as those on Hinemoa St and in Birkenhead.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Infrastructure should be taken into account as a limitation on increased housing density. Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runIoff. The area does not have the stormwater infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff.

The proposal should classify all the existing significant ecological areas as qualifying matters providing a buffer area around Le Roys Bush and Little Shoal walkways so that the view of factories, houses and other structures is minimised

designating the old coastal cliffs around the wetland as “Coastal Erosion” qualifying matters when rising sea levels come to the wetlands. Onewa Road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally. For Northcote and Birkenhead residents who attempt to enter Onewa Rd from Queen St, this can be a 45 minute wait to join the gridlock that is Onewa Rd.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Important privacy information

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#6732

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Darryl King

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

That feels about right for inner city living and working where there is no need to use further transportation.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

For major metropolitan centres this feels about right.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

That is too far for most people to walk to get public transport in reality. It would be better to have better public transport into rapid transit stops.

There is enough housing provided for under the existing unitary plan.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

400 metres seems reasonable for large town centres.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

200 metres is close to the centre.

Any further would destroy the character of the neighbourhoods. Six story is way too high to be right next to one and two story houses. This is terrible urban planning. There is no need for such dramatic action when there is enough provision for housing in the existing unitary plan done in a careful and considered manner.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

The existing special character areas are a great part of what makes our city special. We and our children will look back at this with horror if we lose so much of what little is left of our heritage. You only have to look at the loss of central city historical buildings to see the loss we all suffer.

For example, the loss of the special areas of Birkenhead would be a disaster. And for many of the houses the zone is to be replaced with single house zone - where no more building is proposed.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Birkenhead is any area where I live and the character houses are wonderful for us and our children. To lose these and the link with the past would be a disaster for all, and would fundamentally destroy the existing character of some of the streets.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

As with the residential areas, the character shops and the history they convey are really important to the soul of the city. For example, the character shops in Birkenhead's Hinemoa Street and Northcote Point's Queen Street should be protected.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It is obviously very poor planning if areas with infrastructure issues are intensified further. Good urban planning was already undertaken in the existing unitary plan.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support the qualifying matters and any others that are appropriate to ensure that housing intensification in Auckland still provides a vibrant and safe community that is a wonderful place to live.

Significant ecological areas are extremely important.

Building controls between different zones should be maintained. Building controls should include appropriate height restrictions that recognise the impact of sloping streets.

Building controls should consider good urban planning matters - including those in the existing urban plan - such as height to boundary controls, protection of sunlight and view.

Three stories is way too high for most areas, and is completely out of character and unnecessary.

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#6734

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Nick Wilson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

This should be reduced to 800m to protect some of the special character of Ponsonby & Parnell.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Agree because there is sufficient infrastructure and transport links and is preferable to increasing sprawl on the outskirts of Auckland where there is neither sufficient infrastructure nor transport links.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Agree because there is sufficient infrastructure and transport links and is preferable to increasing sprawl on the outskirts of Auckland where there is neither sufficient infrastructure nor transport links.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

Agree because there is sufficient infrastructure and transport links and is preferable to increasing sprawl on the outskirts of Auckland where there is neither sufficient infrastructure nor transport links.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Agree because there is sufficient infrastructure and transport links and is preferable to increasing sprawl on the outskirts of Auckland where there is neither sufficient infrastructure nor transport links.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

- The criteria of looking at individual properties in blocks fails to take into account the character of the suburbs as a whole. A suburb is greater than the sum of its houses. - It doesn't reflect the trends of rejuvenation /renovation / improvement and continued future potential. For examples look at recent renovations in Clarence Road, Richmond Road & Queen St where residents are investing in retaining and enhancing the special character of Northcote Point. - Completing a desktop review using google street view for suburbs like Northcote Point and Birkenhead is woefully insufficient and should be conducted in person. - The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.

- A more flexible approach to scoring is warranted which would allow multiple pathways to protection - Arbitrary assessment ‘boundaries’ producing illogical and/or irrational outcomes. ▪ It fails to consider the character of the area as a whole, and

▪ It has caused distortions in areas which are otherwise able to achieve 66%. ▪ Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future. - Further, the relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed. ▪ Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Strongly support this to avoid bush, streams, wetland and beach getting even more sewage overflows and stormwater floods.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I support classifying all the existing significant ecological areas as qualifying matters. Auckland's significant ecological areas are precious and make this city one of the 'most livable' places in the world. We need to balance development density with living in a sustainable city by protecting our natural environment. In particular I would like to see a buffer around Le Roys Bush and Little Shoal walkways in Northcote Point and Birkenhead so that the view of factories, houses and other

structures is minimized. Today when you step into Le Roys bush you escape the city into one of the densest and most beautiful pieces of bush in Auckland and there are parts where you truly escape any view of buildings and are fully immersed in nature, and yet it is only 15min from the city centre. A true wonder to protect and for our children to grow up and appreciate nature. In addition by designating the old coastal cliffs around the wetland as 'Coastal Erosion' qualifying matters when rising sea levels come to the wetlands.

I also support the viewshafts for example Auckland War Memorial Museum, Mt Eden, One Tree Hill

Important privacy information

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#6735

Government's new housing rules: What it means for Auckland

Note: this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Ashton Goatley

Name of organisation/business: Birkenhead Residents Association

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

On behalf of the Birkenhead Residents Association: We think this walkable catchment from the CBD will help to focus intensification on where it is appropriate.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

On behalf of the Birkenhead Residents Association: We think this walkable catchment from metropolitan centres will help to focus intensification on where it is appropriate.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

On behalf of the Birkenhead Residents Association: We think this walkable catchment from rapid transit stops will help to focus intensification on where it is appropriate.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

On behalf of the Birkenhead Residents Association: This proposal will create overly-large rings of dense housing around town centres that risk overwhelming them and diminishing their suburban town centre feel.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

On behalf of the Birkenhead Residents Association: We think this is too large an area, and that it is likely to overwhelm these smaller centres with a large area of dense housing - this would cause them to lose their neighbourhood feel, and would in some cases be substantially larger than the town centre itself.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

On behalf of the Birkenhead Residents Association: We are concerned that Council's response does not go far enough in protecting Special Character Areas. In our view the thresholds proposed by Council (that 66% of properties outside a walkable catchment must score 5 or 6) are too restrictive, meaning that areas which are currently well-known for their special character (such as Birkenhead) would largely be stripped of that protection. This would be a great loss to the city, but with only a minimal effect on overall housing capacity.

We think that broader coverage of Special Character Areas is critical to ensure that Auckland retains its connection to its built history and the distinctive presence of its character neighbourhoods. We would support a 50% threshold (still a majority of character-supporting buildings) and a criterion that properties must score 4, 5 or 6 to count to this percentage. Council's own materials refer to properties scoring 4 as "character-supporting" – such properties should count towards Special Character Areas status, not against it.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

On behalf of the Birkenhead Residents Association: We think there are additional sub-areas that should be identified as having Special Character Area status as a qualifying matter, shown in blue overlay in the attachment to this survey response. These sub-areas can readily be justified with reference to the topography and historic development of the area, with main roads focused on ridgelines (as noted in Council's survey results report). They would also meet the proposed thresholds for special character and for sub-areas.

We are concerned that Council's response does not go far enough in protecting Special Character Areas. In our view the thresholds proposed by Council (that 66% of properties outside a walkable catchment must score 5 or 6) are too restrictive, meaning that areas which are currently well-known for their special character (such as Birkenhead) would largely be stripped of that protection. This would be a great loss to the city, but with only a minimal effect on overall housing capacity.

We would support a 50% threshold (still a majority of character-supporting buildings) and a criterion that properties must score 4, 5 or 6 to count to this percentage. Council's own materials refer to properties scoring 4 as "character-supporting" – such properties should count towards Special Character Areas status, not against it.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

On behalf of the Birkenhead Residents Association: our view in relation to business special character areas is the same as in relation to residential special character areas.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

On behalf of the Birkenhead Residents Association: We strongly support including infrastructure constraints as a "qualifying matter" (both in the long-term and shorter timeframes). We do not think the infrastructure constraints should need to be "significant" before they are taken into consideration – that is too high a bar.

In our view this is entirely consistent with the objectives of the NPS-UD, which refer to:

(a) Objective 1: "well-functioning urban environments". Increased intensification in Birkenhead risks leading to a poorly-functioning urban environment because of lack of infrastructure to support such intensification.

(b) Objective 3: enabling "more people to live in, and more businesses and community services to be located in, areas …" in a centre zone or with many employment opportunities, well-serviced by existing or planned public transport, and/or with high demand for housing or business land. These factors do not apply to Birkenhead.

Proper consideration of infrastructure as a qualifying matter will mean that intensification can be carefully managed in Birkenhead (we think this is essential). Our particular concerns in relation to infrastructure are as follows:

(a) Wai Manawa / Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding and sewage overflows after heavy rainfall. Increased intensification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff. Council is already responding to these issues through its work on a Mini Shoreline Adaptation Plan for Wai Manawa / Little Shoal Bay. It would be counterproductive to allow increased intensification in the hydrological catchment of Wai Manawa at the same time as Council is already trying to mitigate the effects of existing stormwater runoff in the same area.

(b) Onewa Road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally. A well-functioning urban environment would not add additional commuter traffic to such an area.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

On behalf of the Birkenhead Residents Association: We also support the inclusion of Significant Ecological Areas (SEAs), Coastal Erosion and Tidal Inundation as qualifying matters. In the case of SEAs, we ask Council to consider increasing the amount of land included as a buffer zone around the core of the SEAs in Birkenhead.

We say this because:

(a) large parts of Le Roy's Bush are on private land and rely on SEA status for protection; and

(b) any intensification of the area will also increase the need for a buffer to mitigate the impacts of that intensification on the values of the SEA – eg to preserve the experience of being in nature, ensure usable wildlinks for native birds in the area, and mitigate any increased noise or visual pollution resulting from intensification.

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P.O.Box 340 374
Birkenhead, Auckland 0746

9 May 2022

Auckland Council
By website upload and email: unitaryplan@aucklandcouncil.govt.nz

Consultation – preliminary response to NPS-UD and MDRS

1. The Birkenhead Residents Association (**BRA**) welcomes this opportunity to provide feedback on Auckland Council's preliminary response to the National Policy Statement – Urban Development and the Medium Density Residential Standards.

What we are asking for

Special Character Areas to be broadened as a qualifying matter

2. We are concerned that Council's response does not go far enough in protecting Special Character Areas. In our view the thresholds proposed by Council (that 66% of properties outside a walkable catchment must score 5 or 6) are too restrictive, meaning that areas which are currently well-known for their special character (such as Birkenhead) would largely be stripped of that protection. This would be a great loss to the city, but with only a minimal effect on overall housing capacity.

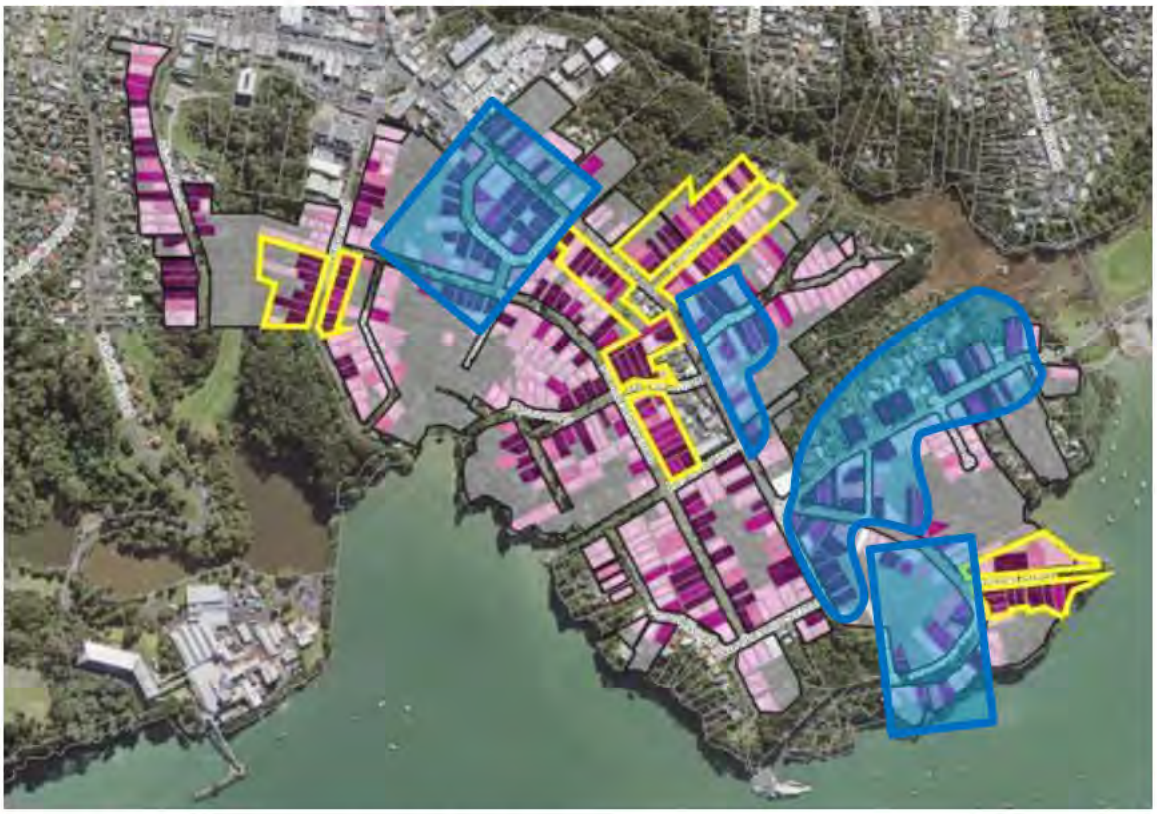
3. We think that broader coverage of Special Character Areas is critical to ensure that Auckland retains its connection to its built history and the distinctive presence of its character neighbourhoods. We would support a 50% threshold (still a majority of character-supporting buildings) and a criterion that properties must score 4, 5 or 6 to count to this percentage. Council's own materials refer to properties scoring 4 as "character-supporting" – such properties should count towards Special Character Areas status, not against it.

4. Alternatively, Council should consider using the average (mean) score for an area, and applying a threshold mean score of 4 ("character-supporting") to determine whether the area should have a Special Character Area qualifying matter. Such an approach would better recognise the overall contribution of different properties to the overall character of an area, rather than a false binary which treats each property as either 'good enough' (5 or 6) or 'not good enough' (4 or below) without regard to the relative character values of properties within those two divisions.

5. Either of these two approaches would result in materially greater coverage of Birkenhead as a Special Character Area, which we believe is an accurate reflection of the area's distinctive character values.

6. We are also concerned that the use of Google Street View to assess properties has resulted in systemic under-scoring, and ask Council to apply a suitable upwards adjustment factor to account for this in evaluating survey results for areas where that approach needed to be used because of lockdown restrictions. (This issue is apparent from the fact that the areas most affected by loss of Special Character Area status in Council's proposed response are closely correlated with areas that were surveyed using Google Street View rather than in-person site visits.) Specific examples of properties that demonstrate the issues with Google Street View, so as to necessitate an upwards statistical adjustment of this kind, are set out in the Schedule to this submission.

7. We also think there are additional sub-areas that should be identified as having Special Character Area status as a qualifying matter, shown in blue overlay below. These sub-areas can readily be justified with reference to the topography and historic development of the area, with main roads focused on ridgelines (as noted in Council's survey results report). They would also meet the proposed thresholds for special character and for sub-areas.



Include infrastructure constraints as a qualifying matter

8. Finally, we also urge Council to include areas in Auckland with infrastructure constraints (across the long term, but also on shorter timeframes) as a "qualifying matter". We do not think the infrastructure constraints should need to be "significant" before they are taken into consideration – that is too high a bar.

9. In our view this is entirely consistent with the objectives of the NPS-UD, which refer to:

   (a) Objective 1: "*well-functioning urban environments*". We comment further below on how increased intensification in Birkenhead risks leading to a poorly-functioning urban environment because of lack of infrastructure to support such intensification.

   (b) Objective 3: enabling "*more people to live in, and more businesses and community services to be located in, areas …*" in a centre zone or with many employment opportunities, well-serviced by existing or planned public transport, and/or with high demand for housing or business land. These factors do not apply to Birkenhead.

10. Further, Objective 6 specifically requires local authority decisions affecting urban environments to be "*integrated with infrastructure planning and funding decisions*".

11. Proper consideration of infrastructure as a qualifying matter will mean that intensification can be carefully managed in Birkenhead (we think this is essential). Our particular concerns in relation to infrastructure are as follows:

   (a) Wai Manawa / Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding and sewage overflows after heavy rainfall. Increased

intensification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff. Council is already responding to these issues through its work on a Mini Shoreline Adaptation Plan for Wai Manawa / Little Shoal Bay. It would be counterproductive to allow increased intensification in the hydrological catchment of Wai Manawa at the same time as Council is already trying to mitigate the effects of existing stormwater runoff in the same area.

(b) Onewa Road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally. A well-functioning urban environment would not add additional commuter traffic to such an area.

12. In addition, we think the costs of any necessary infrastructure to enable development should be funded by developers, rather than by Council. In this regard we note new section 77E, which empowers Council to "*make a rule requiring a financial contribution for any class of activity other than a prohibited activity*". We ask Council to ensure that its plan change makes full use of this ability, to ensure that ratepayers are not subsidising developers' profits by bearing the costs of increased infrastructure needs that result from development activity.

Relationship to the legal requirements for qualifying matters

13. For the reasons outlined above, both matters described above are a "*specific characteristic that makes the level of development provided by the MDRS … inappropriate in the area*", in light of the national significance of urban development and the objectives of the NPS-UD, and they can readily be justified by a site-specific analysis. Our proposals therefore satisfy the requirements of new section 77L, as inserted by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

14. We ask Council to carefully consider the above comments in light of its statutory responsibilities and the relevant objectives of the NPS-UD as outlined above.

Other comments

15. We also support the inclusion of Significant Ecological Areas (**SEAs**), Coastal Erosion and Tidal Inundation as qualifying matters. In the case of SEAs, we ask Council to consider increasing the amount of land included as a buffer zone around the core of the SEAs in Birkenhead.

16. We say this because:

(a) large parts of Le Roy's Bush are on private land and rely on SEA status for protection; and

(b) any intensification of the area will also increase the need for a buffer to mitigate the impacts of that intensification on the values of the SEA – eg to preserve the experience of being in nature, ensure usable wildlinks for native birds in the area, and mitigate any increased noise or visual pollution resulting from intensification.

Next steps

17. Members of our Executive Committee are available to discuss the above further with Council as needed, and we would welcome the opportunity to engage further on these matters. In particular, we would like to:

(a) discuss this submission with Council's Planning Committee; and

(b) meet with the appropriate members of Council's Heritage team to discuss ratings of specific properties, clusters and sub-areas within Birkenhead.

18. Please feel free to contact either of the individuals named below if you have any questions on this submission or would like further details of any of the matters covered in it.

Gillian Taylor Ashton Goatley

Yours faithfully

Birkenhead Residents Association

Gillian Taylor
Chair

Schedule

Examples of properties that would score more highly if assessed in person

20 Hinemoa Street, Birkenhead – Google Street View obscured by trees

50 Hinemoa Street, Birkenhead – image blurred out on Google Street View

105 Hinemoa Street, Birkenhead – Google Street View concealed by fence

75 Hinemoa Street, Birkenhead – Google Street View address is Hinemoa St but frontage is actually on Wakanui St