Auckland Council
Te Kaunihera o Tāmaki Makaurau

**Date:** Monday, 30 May 2022

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

## Local Board Not Supplied and Outside Auckland

## WRITTEN FEEDBACK Vol. 1 (26 - 7060)

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| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 26 | Bob Roberts | | Not supplied | 1 |
| 45 | John Smith the first | | Outside Auckland | 1 |
| 534 | Daniel Harborne | | Outside Auckland | 1 |
| 607 | Eric Short | | Not supplied | 1 |
| 661 | Andrew N | | Outside Auckland | 1 |
| 726 | Pawel Zielinski | | Not supplied | 1 |
| 770 | Edwin Jansen | | Outside Auckland | 1 |
| 969 | Glenn Clark | | Outside Auckland | 1 |
| 1153 | Oliver  Sangster | | Outside Auckland | 1 |
| 1313 | Ermira Babic | | Not supplied | 1 |
| 1335 | Robert  Skerten | | Not supplied | 1 |
| 1336 | Paul Hamilton | | Outside Auckland | 1 |
| 1416 | Scott Greenwood | | Not supplied | 1 |
| 1467 | Br'ee Toby | | Outside Auckland | 1 |
| 1574 | Caique Caleiro | | Not supplied | 1 |
| 1606 | Bevan Lawrence | | Outside Auckland | 1 |
| 1644 | Sam Warmerdam | | Outside Auckland | 1 |
| 1763 | James Hoeben | | Not supplied | 1 |
| 1888 | Abbas Azarkish | | Outside Auckland | 1 |
| 2147 | fengwei Zhan | | Not supplied | 1 |
| 2163 | Felicity Lu | | Not supplied | 1 |
| 2502 | Lee Rowley | | Outside Auckland | 1 |
| 2534 | Curt Strohacker | | Not supplied | 1 |
| 2545 | Elisa Handojo | | Not supplied | 1 |
| 2580 | Kristina Bojin | | Not supplied | 1 |
| 2614 | Miriam  Moore | | Outside Auckland | 1 |
| 2634 | Janna  Hamilton | | Outside Auckland | 1 |
| 2637 | Regan Gibbons | | Outside Auckland | 1 |
| 2642 | jill brinsdon | | Not supplied | 1 |
| 2652 | Peter Ramage | | Outside Auckland | 1 |
| 2707 | Mel Firmin | | Not supplied | 1 |
| 2712 | Oliver Wall | | Not supplied | 1 |
| 2764 | Nic Dorward | | Not supplied | 1 |
| 2789 | Fiona Bell | | Not supplied | 1 |
| 2793 | Jonathan Marshall | | Outside Auckland | 1 |
| 2893 | Grant Lamont | | Not supplied | 1 |
| 2922 | SARA BRUCE | | Not supplied | 1 |
| 2930 | Grant Houghton | | Not supplied | 1 |
| 2946 | Vitor Garcia | | Outside Auckland | 1 |
| 2954 | Elizabeth Greenslade | | Not supplied | 1 |
| 2958 | Simon  Yates | Simon Yates Planning Ltd | Not supplied | 1 |
| 2959 | Zhao Zhisang | | Not supplied | 1 |
| 2960 | Marie Sauvary | | Not supplied | 1 |
| 2961 | Colleen Phelps | | Not supplied | 1 |
| 2962 | Yoyo | | Not supplied | 1 |
| 2964 | Don Hope | | Not supplied | 1 |
| 2965 | Sarah Williams | | Not supplied | 1 |
| 2966 | David  Zhang | | Not supplied | 1 |
| 3003 | Mark Roberts | | Outside Auckland | 1 |
| 3033 | Shelley Hodge | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 3040 | Melissa Stocker | | Not supplied | 1 |
| 3045 | Kevin Stocker | | Not supplied | 1 |
| 3052 | Alliot Stocker | | Not supplied | 1 |
| 3098 | Barry MacDonell | | Outside Auckland | 1 |
| 3125 | Mark Roberts | The New Zealand Arboricultural Association | Not supplied | 1 |
| 3208 | Jodie Campbell | | Not supplied | 1 |
| 3211 | Liv Carter | | Not supplied | 1 |
| 3302 | T Murphy | | Outside Auckland | 1 |
| 3366 | Glenn Otto | | Not supplied | 1 |
| 3442 | Mia Smith | | Outside Auckland | 1 |
| 3487 | Harriet  Gale | | Outside Auckland | 1 |
| 3677 | Sumanth Seshasayee | | Not supplied | 1 |
| 3717 | Kim Willis | | Outside Auckland | 1 |
| 3719 | Yang Juan | | Not supplied | 1 |
| 3737 | Alison Fullerton-Smith | | Outside Auckland | 1 |
| 3761 | Isabella Chisholm | | Not supplied | 1 |
| 3775 | Laura McLeod | | Not supplied | 1 |
| 3784 | Angus Chisholm | | Not supplied | 1 |
| 3807 | Yingwei Tok | | Not supplied | 1 |
| 3850 | Lachlan Priest | | Outside Auckland | 1 |
| 3963 | Lisa Carbines | | Not supplied | 1 |
| 4075 | Elizabeth Rata | | Not supplied | 1 |
| 4154 | Luke Youmans | | Not supplied | 1 |
| 4195 | Dominic  Leigh | | Not supplied | 1 |
| 4215 | Alison Wheatley-Mahon | | Not supplied | 1 |
| 4235 | Isabela Landon-Lane | | Not supplied | 1 |
| 4327 | Simone Vincent | | Not supplied | 1 |
| 4428 | Agaimalo Oloapu | | Not supplied | 1 |
| 4429 | Tai Taisi | | Not supplied | 1 |
| 4430 | Tuala Alofa | | Not supplied | 1 |
| 4431 | Alatasi Leti | | Not supplied | 1 |
| 4432 | Nuumai Lafaaua | | Not supplied | 1 |
| 4433 | herbert ben | | Not supplied | 1 |
| 4434 | Pat Ben | | Not supplied | 1 |
| 4435 | Ann Godi | | Not supplied | 1 |
| 4436 | Soteria Perive | | Not supplied | 1 |
| 4437 | Siga Perive | | Not supplied | 1 |
| 4438 | Papu Perive | | Not supplied | 1 |
| 4439 | Taulopa Tito | | Not supplied | 1 |
| 4440 | Lu Ioane | | Not supplied | 1 |
| 4441 | Toma Leota | | Not supplied | 1 |
| 4442 | Susan Erwin | | Not supplied | 1 |
| 4443 | Litia Leauvaa | | Not supplied | 1 |
| 4444 | Faafetai | | Not supplied | 1 |
| 4445 | Tua Ogaumu | | Not supplied | 1 |
| 4446 | Fetoai Ioane | | Not supplied | 1 |
| 4447 | Otineru Tito | | Not supplied | 1 |
| 4448 | Salafai Ioane | | Not supplied | 1 |
| 4449 | Nerisa Andrew | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4450 | John Walter | | Not supplied | 1 |
| 4451 | Dan Betham | | Not supplied | 1 |
| 4452 | Kiaga Ili | | Not supplied | 1 |
| 4453 | Maggie Fruean | | Not supplied | 1 |
| 4454 | Jeannie Shuster | | Not supplied | 1 |
| 4455 | Dize Nuu | | Not supplied | 1 |
| 4456 | Nara Puni | | Not supplied | 1 |
| 4457 | Nela Solomon | | Not supplied | 1 |
| 4458 | Josie Hunt | | Not supplied | 1 |
| 4459 | Luisa Samuelu | | Not supplied | 1 |
| 4460 | Palepa Tioni | | Not supplied | 1 |
| 4461 | Seigafo Fiape | | Not supplied | 1 |
| 4462 | Mara Godinet | | Not supplied | 1 |
| 4463 | Sealii Etuale | | Not supplied | 1 |
| 4464 | James E | | Not supplied | 1 |
| 4465 | Pene Pili | | Not supplied | 1 |
| 4466 | Valentine Faafetai | | Not supplied | 1 |
| 4467 | Stella Fialua | | Not supplied | 1 |
| 4468 | Sosefina Fialua | | Not supplied | 1 |
| 4469 | Ioana Fialiua | | Not supplied | 1 |
| 4470 | Siaosi Fialua | | Not supplied | 1 |
| 4471 | Time Fialua | | Not supplied | 1 |
| 4472 | Diana Michael | | Not supplied | 1 |
| 4473 | Iese Fialua | | Not supplied | 1 |
| 4474 | Matagofie Ioane | | Not supplied | 1 |
| 4475 | Showna Fialua | | Not supplied | 1 |
| 4476 | Ite Fialua | | Not supplied | 1 |
| 4477 | Zan S | | Not supplied | 1 |
| 4478 | Desh S | | Not supplied | 1 |
| 4479 | Toetu Oloapu | | Not supplied | 1 |
| 4481 | Kenu Oloapu | | Not supplied | 1 |
| 4482 | Mafi Su'a | | Not supplied | 1 |
| 4483 | Maffy Tuaa | | Not supplied | 1 |
| 4484 | Ana Oloapu | | Not supplied | 1 |
| 4485 | Taimalie Time | | Not supplied | 1 |
| 4486 | Emi Faamanu | | Not supplied | 1 |
| 4487 | Mulipola Leaupepe | | Not supplied | 1 |
| 4488 | P Leaupepe | | Not supplied | 1 |
| 4489 | Delorris Leaupepe | | Not supplied | 1 |
| 4490 | Tai Leaupepe | | Not supplied | 1 |
| 4491 | Lepa Leaupepe | | Not supplied | 1 |
| 4492 | Romania Leaupepe | | Not supplied | 1 |
| 4493 | Lorenzo L | | Not supplied | 1 |
| 4494 | Leaupepe Ioane | | Not supplied | 1 |
| 4495 | Tito Leaupepe | | Not supplied | 1 |
| 4496 | Sala Leaupepe | | Not supplied | 1 |
| 4497 | Leleimalo Tuala | | Not supplied | 1 |
| 4498 | Queen Marro | | Not supplied | 1 |
| 4499 | Ana Su'a | | Not supplied | 1 |
| 4500 | Pat M | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4501 | Asi Alofa | | Not supplied | 1 |
| 4502 | Nina Naea | | Not supplied | 1 |
| 4503 | Kisa A | | Not supplied | 1 |
| 4504 | Tommy Lafauua | | Not supplied | 1 |
| 4505 | Lanta Lafaaua | | Not supplied | 1 |
| 4506 | Papu Lafaaua | | Not supplied | 1 |
| 4507 | Faimalo T | | Not supplied | 1 |
| 4508 | Seumanu T | | Not supplied | 1 |
| 4510 | TINO SIOLOGA | | Not supplied | 1 |
| 4511 | QUEDOSH SHEPPARD | | Not supplied | 1 |
| 4512 | Desh Sheppard | | Not supplied | 1 |
| 4513 | Mafi O | | Not supplied | 1 |
| 4514 | Tua Ogaumu | | Not supplied | 1 |
| 4515 | F Maiava | | Not supplied | 1 |
| 4516 | Pat Mulipola | | Not supplied | 1 |
| 4517 | Afega Ifopo | | Not supplied | 1 |
| 4518 | Malo Taisi | | Not supplied | 1 |
| 4519 | Nanai Asiasiga | | Not supplied | 1 |
| 4520 | Leleimalemalo N | | Not supplied | 1 |
| 4521 | Lupematasila Lotoalofa | | Not supplied | 1 |
| 4522 | Maiava Alofa | | Not supplied | 1 |
| 4523 | Tuato Asi | | Not supplied | 1 |
| 4524 | Mulipola Siga | | Not supplied | 1 |
| 4525 | Siaosi OLO | | Not supplied | 1 |
| 4526 | Asiasiga Naseri | | Not supplied | 1 |
| 4527 | Faavae Koloz | | Not supplied | 1 |
| 4528 | Lina Sooa | | Not supplied | 1 |
| 4529 | Apaula Sooa | | Not supplied | 1 |
| 4530 | Imelda Westerlund | | Not supplied | 1 |
| 4531 | HOSANNA IFOPO | | Not supplied | 1 |
| 4532 | Mele Mulinuu | | Not supplied | 1 |
| 4533 | Uga Tolo | | Not supplied | 1 |
| 4538 | Temukisa Ili | | Not supplied | 1 |
| 4539 | Dizze T | | Not supplied | 1 |
| 4540 | Doreen Stowers | | Not supplied | 1 |
| 4542 | Mulipola Ivar | | Not supplied | 1 |
| 4543 | terry vincent | | Not supplied | 1 |
| 4544 | Torin S | | Not supplied | 1 |
| 4545 | Maureen Asiaaiga | | Not supplied | 1 |
| 4546 | Amata Loma | | Not supplied | 1 |
| 4548 | Juiet Venaale | | Not supplied | 1 |
| 4549 | Jamie Lee | | Not supplied | 1 |
| 4550 | Brett Loimata | | Not supplied | 1 |
| 4551 | Sepora Supavaisao | | Not supplied | 1 |
| 4552 | Frankie Sinai | | Not supplied | 1 |
| 4553 | Ioka A | | Not supplied | 1 |
| 4554 | Mark Arona | | Not supplied | 1 |
| 4555 | Katie Tovia | | Not supplied | 1 |
| 4556 | Elizabeth Seemanu | | Not supplied | 1 |
| 4557 | Nati Loia | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4558 | Tai Loban | | Not supplied | 1 |
| 4559 | Jireh Naseri | | Not supplied | 1 |
| 4560 | Afatia Suauu | | Not supplied | 1 |
| 4561 | Neemia Neemia | | Not supplied | 1 |
| 4562 | Raider Tuala | | Not supplied | 1 |
| 4563 | Faamasani Nepo | | Not supplied | 1 |
| 4564 | Valentine F | | Not supplied | 1 |
| 4565 | Elenoa Kwan | | Not supplied | 1 |
| 4566 | Lauren Esmay | | Not supplied | 1 |
| 4567 | Laueni Ifopo | | Not supplied | 1 |
| 4568 | Francella Ifopo | | Not supplied | 1 |
| 4569 | Faranisela Tuala | | Not supplied | 1 |
| 4570 | Logoitino Nuanua | | Not supplied | 1 |
| 4575 | Foua Sasao | | Not supplied | 1 |
| 4576 | Louise Frost | | Not supplied | 1 |
| 4577 | Neri Nusipepa | | Not supplied | 1 |
| 4578 | Moana Sia | | Not supplied | 1 |
| 4579 | Leaupepe Pili | | Not supplied | 1 |
| 4580 | Kaddosh Mulipola | | Not supplied | 1 |
| 4581 | Hannah Etuale | | Not supplied | 1 |
| 4582 | Beritt tuala | | Not supplied | 1 |
| 4583 | Aggie Chricton | | Not supplied | 1 |
| 4584 | Petaia Tuala | | Not supplied | 1 |
| 4585 | Iupeli Von | | Not supplied | 1 |
| 4586 | Nainai Tavana | | Not supplied | 1 |
| 4587 | Sonny Sua | | Not supplied | 1 |
| 4588 | Viiga Ian | | Not supplied | 1 |
| 4589 | Sarona Seiuli | | Not supplied | 1 |
| 4590 | Toleafoa Faafia | | Not supplied | 1 |
| 4591 | Wayne Jairus | | Not supplied | 1 |
| 4592 | Jireh Laimoni | | Not supplied | 1 |
| 4593 | Timothy Foli | | Not supplied | 1 |
| 4594 | Neemiah N | | Not supplied | 1 |
| 4595 | Matalena Sio | | Not supplied | 1 |
| 4596 | Mark | | Not supplied | 1 |
| 4597 | AJ Aloga | | Not supplied | 1 |
| 4598 | Siliga Pulu | | Not supplied | 1 |
| 4599 | Donna M | | Not supplied | 1 |
| 4600 | Polu Fale | | Not supplied | 1 |
| 4601 | Akenesa L | | Not supplied | 1 |
| 4602 | Koreti Ioane | | Not supplied | 1 |
| 4603 | Epifania Iosefo | | Not supplied | 1 |
| 4604 | Ainsley Yandall | | Not supplied | 1 |
| 4610 | Solomona Sasita | | Not supplied | 1 |
| 4611 | Tavoi S | | Not supplied | 1 |
| 4612 | Lene S | | Not supplied | 1 |
| 4613 | Ricky West | | Not supplied | 1 |
| 4614 | Maina Leo | | Not supplied | 1 |
| 4615 | Patosina Utai | | Not supplied | 1 |
| 4616 | Litia Nepo | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4617 | Faamuli Mua | | Not supplied | 1 |
| 4624 | Eric Niu | | Not supplied | 1 |
| 4625 | Semau Po | | Not supplied | 1 |
| 4626 | Timani Sani | | Not supplied | 1 |
| 4627 | Dominic Aiolupotea | | Not supplied | 1 |
| 4628 | Ah Poe | | Not supplied | 1 |
| 4629 | Sam Tui | | Not supplied | 1 |
| 4630 | Faasao Chan | | Not supplied | 1 |
| 4631 | Sylvia Leota | | Not supplied | 1 |
| 4632 | Antonia Tanielu | | Not supplied | 1 |
| 4633 | Sina Reti | | Not supplied | 1 |
| 4634 | Martin S | | Not supplied | 1 |
| 4635 | Anita Jamieson | | Not supplied | 1 |
| 4636 | Orita Suena | | Not supplied | 1 |
| 4637 | Mohammed Tusani | | Not supplied | 1 |
| 4638 | Leapaga Ah | | Not supplied | 1 |
| 4639 | Ioasa Taulauniu | | Not supplied | 1 |
| 4640 | Regina Tofilau | | Not supplied | 1 |
| 4641 | Palepa Tionisio | | Not supplied | 1 |
| 4642 | Showna Siaosi | | Not supplied | 1 |
| 4643 | Vernia S | | Not supplied | 1 |
| 4644 | Maiava Sauni | | Not supplied | 1 |
| 4645 | Elia Masoe | | Not supplied | 1 |
| 4646 | Fotuaava N | | Not supplied | 1 |
| 4647 | May Lilomaiava | | Not supplied | 1 |
| 4648 | Nathan Tuato | | Not supplied | 1 |
| 4649 | Maitua Elia | | Not supplied | 1 |
| 4657 | Koreti Filipo | | Not supplied | 1 |
| 4658 | Eddie Taua | | Not supplied | 1 |
| 4659 | Mike Fialua | | Not supplied | 1 |
| 4660 | Ena Tuaoi | | Not supplied | 1 |
| 4661 | Rachel Sua | | Not supplied | 1 |
| 4662 | Leata Saumani | | Not supplied | 1 |
| 4663 | Harry Lua | | Not supplied | 1 |
| 4664 | Maria Sone | | Not supplied | 1 |
| 4665 | Chris Emani | | Not supplied | 1 |
| 4666 | Esmay Ulia | | Not supplied | 1 |
| 4667 | Sosefina Fialua | | Not supplied | 1 |
| 4668 | Fale Suafoa | | Not supplied | 1 |
| 4669 | David Scanlan | | Not supplied | 1 |
| 4670 | Ituau Samuela | | Not supplied | 1 |
| 4671 | Gaea Sualauvi | | Not supplied | 1 |
| 4672 | Charity I | | Not supplied | 1 |
| 4673 | Lesina Fili | | Not supplied | 1 |
| 4674 | Filioata Puepuemai | | Not supplied | 1 |
| 4675 | Ivana L | | Not supplied | 1 |
| 4676 | June Samia | | Not supplied | 1 |
| 4677 | Tomasi S | | Not supplied | 1 |
| 4678 | Violeti D | | Not supplied | 1 |
| 4679 | Aliamu T | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4680 | Jason Pulu | | Not supplied | 1 |
| 4681 | Mary Pou | | Not supplied | 1 |
| 4682 | May Filo | | Not supplied | 1 |
| 4683 | Lanuola Nepo | | Not supplied | 1 |
| 4684 | Sheena Luatuao | | Not supplied | 1 |
| 4685 | Etevise Vena | | Not supplied | 1 |
| 4686 | Sioeli.Reno | | Not supplied | 1 |
| 4687 | Daniela Roberts | | Not supplied | 1 |
| 4688 | Selesa Olo | | Not supplied | 1 |
| 4689 | Zack Tomasi | | Not supplied | 1 |
| 4690 | Tautiaga Ili | | Not supplied | 1 |
| 4691 | Naseri Ili | | Not supplied | 1 |
| 4692 | Suasami Ili | | Not supplied | 1 |
| 4693 | Faamanu Ili | | Not supplied | 1 |
| 4694 | Siatunuu | | Not supplied | 1 |
| 4695 | Esther Ili | | Not supplied | 1 |
| 4710 | Toelau Taisi | | Not supplied | 1 |
| 4711 | Taulapapa Ifopo | | Not supplied | 1 |
| 4712 | Lau Maiava | | Not supplied | 1 |
| 4713 | Fila Ifopo | | Not supplied | 1 |
| 4714 | Agaphillious Ifopo | | Not supplied | 1 |
| 4715 | Abel Ifopo | | Not supplied | 1 |
| 4716 | Toetu Ifopo | | Not supplied | 1 |
| 4717 | Apelu Ifopo | | Not supplied | 1 |
| 4718 | AMERIA SIOLOGA | | Not supplied | 1 |
| 4719 | HAWRACE SIOLOGA | | Not supplied | 1 |
| 4720 | USU SIOLOGA | | Not supplied | 1 |
| 4721 | MANU SIOLOGA | | Not supplied | 1 |
| 4722 | MATT SIOLOGA | | Not supplied | 1 |
| 4723 | ESETA | | Not supplied | 1 |
| 4724 | TALI SIOLOGA | | Not supplied | 1 |
| 4725 | MELENI SIOLOGA | | Not supplied | 1 |
| 4726 | RIA SIOLOGA | | Not supplied | 1 |
| 4727 | PERENISE SIOLOGA | | Not supplied | 1 |
| 4728 | SUAUU SIOLOGA | | Not supplied | 1 |
| 4729 | Rani Chand | | Not supplied | 1 |
| 4730 | Hartlynn Filipo | | Not supplied | 1 |
| 4731 | Josiah Filipo | | Not supplied | 1 |
| 4732 | Charles Filipo | | Not supplied | 1 |
| 4733 | Simon Simone | | Not supplied | 1 |
| 4734 | Filipo Filipo | | Not supplied | 1 |
| 4735 | Mapa Sami | | Not supplied | 1 |
| 4736 | Penina Sami | | Not supplied | 1 |
| 4737 | John Godinet | | Not supplied | 1 |
| 4738 | Jeremiah Godinet | | Not supplied | 1 |
| 4739 | Jason Godinet | | Not supplied | 1 |
| 4740 | Zibena Godinet | | Not supplied | 1 |
| 4741 | Junior Godinet | | Not supplied | 1 |
| 4742 | Jordon Godinet | | Not supplied | 1 |
| 4743 | Zariyah Godinet | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4744 | Ailepata Pili | | Not supplied | 1 |
| 4745 | Auuaola Pili | | Not supplied | 1 |
| 4746 | Lovanna Pili | | Not supplied | 1 |
| 4747 | Drishtelle Pili | | Not supplied | 1 |
| 4748 | Vailepa Pili | | Not supplied | 1 |
| 4749 | Niu Sila | | Not supplied | 1 |
| 4750 | Persoria P | | Not supplied | 1 |
| 4751 | Panapa Lote | | Not supplied | 1 |
| 4752 | Augustine Lote | | Not supplied | 1 |
| 4753 | Lina Lote | | Not supplied | 1 |
| 4754 | Kaynohs Lote | | Not supplied | 1 |
| 4755 | Tai Lote | | Not supplied | 1 |
| 4756 | Christina Lote | | Not supplied | 1 |
| 4766 | Ruta Karen  Tuumatavai | | Not supplied | 1 |
| 4767 | Meg | | Not supplied | 1 |
| 4768 | Sisi  Fale | | Not supplied | 1 |
| 4769 | Charles  Rivers | | Not supplied | 1 |
| 4770 | Taliilagi  Sagala | | Not supplied | 1 |
| 4771 | Vai  Pele | | Not supplied | 1 |
| 4772 | Petelo  Patelesio | | Not supplied | 1 |
| 4773 | Ramota Patelesio | | Not supplied | 1 |
| 4783 | Paani Laupepa | | Not supplied | 1 |
| 4784 | Elena Kefa | | Not supplied | 1 |
| 4785 | Sei O'Brien | | Not supplied | 1 |
| 4786 | Eliala | | Not supplied | 1 |
| 4787 | Latu Kavenga | | Not supplied | 1 |
| 4788 | Samuel | | Not supplied | 1 |
| 4789 | Naki Maafu | | Not supplied | 1 |
| 4790 | Talainga schuster | | Not supplied | 1 |
| 4791 | Ofeina Maafu | | Not supplied | 1 |
| 4797 | Elena Nukulasi | | Not supplied | 1 |
| 4798 | Taukiei Nukulasi | | Not supplied | 1 |
| 4805 | Samila Liveti | | Not supplied | 1 |
| 4806 | Malina Iosua | | Not supplied | 1 |
| 4807 | Manaomia Iosua | | Not supplied | 1 |
| 4808 | Liveti Iosua | | Not supplied | 1 |
| 4809 | Mniana Tevaga | | Not supplied | 1 |
| 4810 | Jerome Tofa | | Not supplied | 1 |
| 4811 | Ashleigh Tofilau | | Not supplied | 1 |
| 4812 | Patrick Tafa | | Not supplied | 1 |
| 4813 | Vincent Tofilau | | Not supplied | 1 |
| 4814 | Shannan Tofilau | | Not supplied | 1 |
| 4815 | Dallas Tofilau | | Not supplied | 1 |
| 4816 | Havana Tofilau | | Not supplied | 1 |
| 4817 | Bethsaida Tofilau | | Not supplied | 1 |
| 4818 | Peyton Tofilau | | Not supplied | 1 |
| 4819 | Tala Peau | | Not supplied | 1 |
| 4820 | Mila Tulafono | | Not supplied | 1 |
| 4821 | Pauline Tulafono | | Not supplied | 1 |
| 4834 | Malia Toa | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 4835 | Jennifer Lavemai | | Not supplied | 1 |
| 4836 | Martha Kavenga | | Not supplied | 1 |
| 4837 | Funaki Ma'afu | | Not supplied | 1 |
| 4838 | Naomi Taburuea | | Not supplied | 1 |
| 4839 | Olene Fiapule | | Not supplied | 1 |
| 4840 | Kasukutaake Benetito | | Not supplied | 1 |
| 4841 | Jasmiti Berooti | | Not supplied | 1 |
| 4842 | Roon Taaoniti | | Not supplied | 1 |
| 4843 | Eveline Fiapule | | Not supplied | 1 |
| 4861 | Poiala Pula | | Not supplied | 1 |
| 4862 | Luta Poiala | | Not supplied | 1 |
| 4863 | Moiono Vaiutu | | Not supplied | 1 |
| 4864 | Telenga Poiala | | Not supplied | 1 |
| 4865 | Peter Poiala | | Not supplied | 1 |
| 4866 | Lupeiala Poiala | | Not supplied | 1 |
| 4881 | Elisala Molu | | Not supplied | 1 |
| 4882 | Sipaia Molu | | Not supplied | 1 |
| 4883 | Lailoa Elisala | | Not supplied | 1 |
| 4884 | Sinatala Leti | | Not supplied | 1 |
| 4885 | David Kuso | | Not supplied | 1 |
| 4886 | Ana Latu | | Not supplied | 1 |
| 4887 | Teie Enosa | | Not supplied | 1 |
| 4888 | Viva Usini | | Not supplied | 1 |
| 4921 | Vinepa Tulafono | | Not supplied | 1 |
| 4922 | Ale Tufgala | | Not supplied | 1 |
| 4923 | Sarai Tufala | | Not supplied | 1 |
| 4924 | Foua Tufala | | Not supplied | 1 |
| 4925 | Chase Tufala | | Not supplied | 1 |
| 4951 | Tongatau Ikapoti | | Not supplied | 1 |
| 4952 | Samasoni Mapusaga | | Not supplied | 1 |
| 4953 | Mapusaga Samasoni | | Not supplied | 1 |
| 4954 | Taata Paeniu | | Not supplied | 1 |
| 4955 | Saini Taata | | Not supplied | 1 |
| 4996 | Vinepa Ipitoa | | Not supplied | 1 |
| 4997 | Mark Funafuti | | Not supplied | 1 |
| 4998 | Funa Mark | | Not supplied | 1 |
| 4999 | Damien Mark | | Not supplied | 1 |
| 5000 | Rita Mark | | Not supplied | 1 |
| 5001 | Nukai Mark | | Not supplied | 1 |
| 5002 | Taua Funafuti | | Not supplied | 1 |
| 5003 | Pelenike Kotema | | Not supplied | 1 |
| 5004 | Aise Kotema | | Not supplied | 1 |
| 5005 | Palanitina Homasi | | Not supplied | 1 |
| 5006 | Fatu Homasi | | Not supplied | 1 |
| 5007 | Junior Fili | | Not supplied | 1 |
| 5008 | Frank Homasi | | Not supplied | 1 |
| 5009 | Ani Homasi | | Not supplied | 1 |
| 5021 | Litasi Matagi | | Not supplied | 1 |
| 5022 | Talamua Pipi | | Not supplied | 1 |
| 5023 | Kate Atapo | | Not supplied | 1 |

| Sub # | Submitter Name | Organisation | Local Board | Volume |
|---|---|---|---|---|
| 5024 | Tumatangi Atapo | | Not supplied | 1 |
| 5025 | Audrey Atapo | | Not supplied | 1 |
| 5026 | Blessing Atapo | | Not supplied | 1 |
| 5027 | Fiatau Toloa | | Not supplied | 1 |
| 5028 | Ennie Toloa | | Not supplied | 1 |
| 5029 | Salome Toloa | | Not supplied | 1 |
| 5030 | Taofa Lepa | | Not supplied | 1 |
| 5031 | Ken Lepa | | Not supplied | 1 |
| 5032 | Anne Lepa | | Not supplied | 1 |
| 5033 | Marry Lepa | | Not supplied | 1 |
| 5034 | Shelly Lepa | | Not supplied | 1 |
| 5066 | Bwebwe Rawiti | | Not supplied | 1 |
| 5067 | Tony Tonga | | Not supplied | 1 |
| 5068 | Taya Lekasa | | Not supplied | 1 |
| 5069 | Roiti Lekasa | | Not supplied | 1 |
| 5070 | Aarota Ritiata | | Not supplied | 1 |
| 5071 | Tilly Sa | | Not supplied | 1 |
| 5072 | Lauti Lauvao | | Not supplied | 1 |
| 5073 | Galani Lauvao | | Not supplied | 1 |
| 5074 | LJ Lauvao | | Not supplied | 1 |
| 5075 | Leroy Lauvao | | Not supplied | 1 |
| 5076 | Judy Lauvao | | Not supplied | 1 |
| 5077 | Azuriah Lauvao | | Not supplied | 1 |
| 5078 | Manoa Lito | | Not supplied | 1 |
| 5079 | Novema Lito | | Not supplied | 1 |
| 5080 | Melina Motumua | | Not supplied | 1 |
| 5081 | Tavo Motumua | | Not supplied | 1 |
| 5468 | Glenice Stevens | | Not supplied | 1 |
| 5525 | Trevor Zohs | | Not supplied | 1 |
| 5701 | Kit  Howden | Friends of Regional Parks [FoR Parks] | Not supplied | 1 |
| 5837 | Hans Tseng | | Not supplied | 1 |
| 5862 | Richard Clemo | | Outside Auckland | 1 |
| 5908 | Max Robitzsch | | Outside Auckland | 1 |
| 6109 | Stephanie Muller | Summerset Group Holdings Limited | Not supplied | 1 |
| 6338 | Matthew Gibbons | | Outside Auckland | 1 |
| 6375 | Mike Brown | KiwiRail | Not supplied | 1 |
| 6388 | Craig Stanton | | Outside Auckland | 1 |
| 6701 | Mark Hansen | | Outside Auckland | 1 |
| 6707 | Stephen Hay | | Outside Auckland | 1 |
| 6972 | Sue  Cheesman | | Not supplied | 1 |
| 7036 | Rachel William | | Outside Auckland | 1 |
| 7060 | Hamish Dahya | | Outside Auckland | 1 |

#26

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

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## Your details

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

Name: Bob Roberts

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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

#45

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

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## Your details

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

Name: John Smith the first

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

**Tell us why**

40 minute walk to work is acceptable

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**

40 minute walk to work

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

**Tell us why**

It's about average for train stations

## Intensification around town and local centres

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

Limiting extent of intensification

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

**Tell us why**

Seems appropriate

## Qualifying matters

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

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

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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**

It's too subjective and the values will change over time

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Solutions will arise a needs become apparent

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#534

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

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## Your details

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

Name: Daniel Harborne

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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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
- 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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#607

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

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## Your details

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

Name: Eric Short

Name of organisation/business:

Your local board: Not supplied

**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**

Residents should be closer if they are to use and grow the centre and not drive elsewhere.

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**

Residents should be closer if they are to use and grow the centre and not drive elsewhere.

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

**Tell us why**

Parking

## Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

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

**Tell us why**

Protect view of cones like Mountains only.

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

**Tell us why**

## Infrastructure constraints

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

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

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

**Tell us why**

Have more onsite provisions to allow consent and building with territorial authorities to increase infrastructure when it can.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#661

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

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## Your details

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

Name: Andrew N

Name of organisation/business:

Your local board: Outside Auckland

**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.

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**

400m is well withing walking distance

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

So many of these areas are in critical locations near public transport.

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

**Tell us why**

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

**Tell us why**

Would be good to see more mixing of small business and residential.

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

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#726

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

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## Your details

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

Name: Pawel Zielinski

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

it is reasonable distance

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 closer

**Tell us why**

I dont support as it still means that multiple story buildings can be squeezed in between one level buildings in residential areas. It doesnt consider and protects local residents. There is not enough information but such buildings should require consents from all direct neighbours. This would lead to architectural / visual nightmare.

5. **What do you think of our proposal to apply the Terrace 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 dont support at all. Goverment should be looking to intensify other towns and cities for migrants or returning Kiwis by introducing some incentives. Auckland doesnt have sufficient infrastructure to cope with further intensification, especially current congestion and lack of transport.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

**Tell us why**

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

**Tell us why**

I dont support further intensification until Auckland is ready for it (Transport). I dont support turning green sections that are turned into concrete areas. There is not enough protection to oppose for current residents. There is not enough requirements to build apartments with enough garages space. ie most of new apartments being built at New Lynn have no adequate or not garage space at all. Cars are parked on the streets which makes driving much more dangerous (overpassing is often problematic, visibility is impacted)

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

**Tell us why**

would reduce travel

## Infrastructure constraints

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

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

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

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

- consent from neighbours when new development is more than 2 times higher (number of levels) than any of the lowest existing buildings.

- enough car park space provided whiting the development (higher developments should have underground garages)

- distance between new development and boundary should be clearly defined and increased.

- West Auckland areas (Green Bay, New Lynn, Titirangi) - there should be a proportion between the area of the building and entire section. At least 50% should be left for green space.

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#770

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

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## Your details

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

Name: Edwin Jansen

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** 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 areas that should not be identified as a qualifying matter

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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- 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 really don't get urban planners in this Town. Why do you guys keep this car centric and anti-human infrastructure alive.

The single zoning urban sprawl is something that is unsustainable in the long run. Want to do things differently? There are heaps of good examples of good urban infrastructure around the world (Amsterdam, Berlin, Tokyo etc.)

What people really want is a livable, city where it doesn't suck to take public transport or bike to get to your destination.

Stop protecting these 100-year-old wooden landmarks that won't survive another one hundred years.

And start building a city that can and should be enjoyed by everyone. A city you can safely say, will or can be the best city in New Zealand

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#969

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

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## Your details

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

Name: Glenn Clark

Name of organisation/business:

Your local board: Outside Auckland

**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?** Other

**Tell us why**

Cut down on population growth, this is causing over population plus loss of the Kiwi 1/4 acre section. Huge demand on infrastructure for which current and past gov have not assisted. Money was wasted on other items. Most people do not like what has been forced on us over the last 30 years. Our population has been far too high with little sympathy for the outcome to the existing people. I no longer like where I live. Maybe until this growth stops we have to consider these types of solutions. Supply of building materials and monopolies should be fixed. This includes food. Most people are not happy how these un-democratic changes have been forced on us. We need to stand up and not be be influenced by groups with their own agendas.

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

**Tell us why**

see abovem [Cut down on population growth, this is causing over population plus loss of the Kiwi 1/4 acre section. Huge demand on infrastructure for which current and past gov have not assisted. Money was wasted on other items. Most people do not like what has been forced on us over the last 30 years. Our population has been far too high with little sympathy for the outcome to the existing people. I no longer like where I live. Maybe until this growth stops we have to consider these types of solutions. Supply of building materials and monopolies should be fixed. This includes food. Most people are not happy how these un-democratic changes have been forced on us. We need to stand up and not be be influenced by groups with their own agendas.]

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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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**

Housing should not be  more two levels.

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

**Tell us why**

I think local communities should have a say when it comes to the above, maybe referendums.

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

**Other qualifying matters**

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

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

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#1153

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

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## Your details

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

Name: Oliver Sangster

Name of organisation/business:

Your local board: Outside Auckland

**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**

Building up near to the CBD makes sense

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

**Tell us why**

Make it 1200m (15 minutes). Take advantage of close proximity and let the market decide whether or not to build apartments

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

**Tell us why**

As above [Make it 1200m (15 minutes). Take advantage of close proximity and let the market decide whether or not to build apartments]

## 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.

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

"Special character" is just giving power to Nimbys to quash the intent of the policy about intensification to the detriment of younger/future generations/low income earners currently locked out of the housing market

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**

As above ["Special character" is just giving power to Nimbys to quash the intent of the policy about intensification to the detriment of younger/future generations/low income earners currently locked out of the housing market]

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

**Tell us why**

As above ["Special character" is just giving power to Nimbys to quash the intent of the policy about intensification to the detriment of younger/future generations/low income earners currently locked out of the housing market]

## Infrastructure constraints

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

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

Charge development contributions on development to pay for required infrastructure upgrades from intensification. Saying "infrastructure is inadequate" as a reason to decline development is a recipe for continued undersupply

**Other qualifying matters**

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

#1313

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

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## Your details

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

Name: Ermira Babic

Name of organisation/business:

Your local board: Not supplied

**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 further

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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#1335

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

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## Your details

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

Name: Robert Skerten

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Special character in Birkenhead/Northcote Point was assessed via "google maps", most other places in Auckland were visited in person.  The loss of majority of the special character areas is a huge blow to these neighbourhoods.

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**

1) No infrastructure to accomodate increase in population (public transport, parking, access to Onewa Rd/Motorway, creche/schools, wastewater etc)

2) Special character in Birkenhead/Northcote Point was assessed via "google maps", most other places in Auckland were visited in person. The loss of majority of the special character areas is a huge blow to these neighbourhoods.

3) We are not near a public transport hub and so the need to intensify is not as pressing as most other suburbs in Auckland.

4) The loss of trees/canopy with intensification is important.

5) 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. The zoning changes in Northcote Point and Birkenhead point is significantly more drastic when compared to the other "special character suburbs" in Auckland.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1336

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

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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 Hamilton

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

I support the catchment but the dire state of the housing situation in Auckland requires more than a modest approach and significant intensification around stations so should be further, around 2KM IMO.

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

**Tell us why**

I support the catchment but the dire state of the housing situation in Auckland requires more than a modest approach and significant intensification around stations so should be further, around 2KM IMO.

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**

I support the catchment but the dire state of the housing situation in Auckland requires more than a modest approach and significant intensification around stations so should be further, around 2KM IMO.

## Intensification around town and local centres

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

Again the dire state of the housing situation in Auckland needs a more ambitious approach. While this would be a good start it is better to plan now for the future rather than the current (or in fact yesterdays) state.

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

Again the dire state of the housing situation in Auckland needs a more ambitious approach. While this would be a good start it is better to plan now for the future rather than the current (or in fact yesterdays) state.

## Qualifying matters

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

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

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## Special Character Areas

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

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

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

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

**Tell us why**

This type of things has been grossly abused by the inner CBD suburbs and around transport hubs in the past under the pretense of "heritage".  I see no reason why this should be encouraged or allowed for as it will inevitably be abused yet again..

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**

This type of things has been grossly abused by the inner CBD suburbs and around transport hubs in the past under the pretense of "heritage".  I see no reason why this should be encouraged or allowed for as it will inevitably be abused yet again..

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Hopefully Three Waters will help to reduce these challenges and minimize the scope of these areas.

**Other qualifying matters**

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

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- 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)**

Viewshafts and views being a consideration in the middle of a dire housing crises and the greatest divide between the wealthy and poor in our history is absurd to say the least. A persons wealth may afford them the right to live in a nice suburb and house of their choosing, but it should not afford them the ability to effectively own the utility of the airspace over and around other peoples houses and suburbs for as far as the eye can see. All for something they might glance at once a month.

In regards to "other" information - note I now live outside of Auckland as had to flee several years ago to Christchurch due to the gross unaffordability of housing in the city, even for a professional working couple. I grew up as a child in Auckland and spent all my young adult life there so would love to return to live there if the critical housing and transport failures, which are now decades in arrears, could somehow be un-fucked.

## Important privacy information

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#1416

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

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## Your details

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

Name: Scott Greenwood

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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

#1467

# 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: Br'ee Toby

Name of organisation/business:

Your local board: Outside Auckland

**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?** 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?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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#1574

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

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## Your details

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

Name: Caique Caleiro

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

I believe 15 min rule should apply here too. Auckland is so spread right now and enabling more buildings would help to put reduce the pressure for housing around certain neighbourhoods that are mostly single family housing.

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

**Tell us why**

## Intensification around town and local centres

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

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

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

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

**Tell us why**

We live in Parnell and as much as I love this area, I do believe it's missing a lot in terms of housing. We've travelled around the world and the one thing we noticed the most is the lack of terrace housing and apartments near town centres. The 10-15 min walkability to a town centre is

necessary, it makes us walk or bike rather than drive to the dairy or local shop. While we were in Europe and Japan, we haven't used a car a single time as the infrastructure around town centres was amazing. We could live 10-15 min walking distance from a town centre and owning a car made no sense.

I do recommend the channel "Not Just Bikes" on YouTube, as it shows how better cities are made. Auckland has been referred in some videos as a bad example.
(https://www.youtube.com/watch?v=7Nw6qyyrTeI)

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

Same as previous. It should be 10-15 min walkability. Enabling more housing and better accessibility to local shops. We live in Parnell and as much as I love this area, I do believe it's missing a lot in terms of housing. We've travelled around the world and the one thing we noticed the most is the lack of terrace housing and apartments near town centres. The 10-15 min walkability to a town centre is necessary, it makes us walk or bike rather than drive to the dairy or local shop. While we were in Europe and Japan, we haven't used a car a single time as the infrastructure around town centres was amazing. We could live 10-15 min walking distance from a town centre and owning a car made no sense.

I do recommend the channel "Not Just Bikes" on YouTube, as it shows how better cities are made. Auckland has been referred in some videos as a bad example.
(https://www.youtube.com/watch?v=7Nw6qyyrTeI)

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

As we live in Parnell, Parnell road is a good example of a qualifying matter, but anything else around this suburb is not. We believe that main town centre roads with cultural/historic buildings are okay but everything else around can and probably should be enabled to be changed.

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?** Other

**Tell us why**

Apartments and multi-family buildings do cost less to the taxpayers in the end, as multiple people share the same infrastructure compared to a suburb full of single-family houses. Most of our suburbs nowadays lack public transport and walkability due to the fact of their expansion without planning. If we enabled more buildings and more people to live in these areas, more taxpayers would be able to fund the infrastructure, hence reducing the necessity for more cars around these areas.

Of course, if there is some special area that is really expensive or that the environment surrounding it does not allow to support it, then yes, it does make sense to not enable the changes there.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#1606

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

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## Your details

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

Name: Bevan Lawrence

Name of organisation/business:

Your local board: Outside Auckland

**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?**

**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?** 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?**

**Tell us why**

## Qualifying matters

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

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

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## Special Character Areas

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

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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)**

Dear City planners, The housing plan is insufficient! For some years I have lived in South Korea and Japan these countries have Reokwan and Okwans . They are buildings where a bed may be purchased for a night or a month. There is a communal bath area. The women are separate from the men. Most Asians eat from street vendors. Ideal, for business travelers who are away from home. Usually by the time folk have had children they have purchased or rented an apartment. I see from the media that the people requiring housing are of low standards, who will in short order devalue their accommodations, much like bastion point houses. This is the beauty of the Okwan system sheets changed regularly and bath/ toilet area cleaned daily. In Auckland there once was, what was called, a Kangaroo Hostel, where folk who were travelling could get a bed – similar to the YMCA, in fact that building on Queen Street was re used as a hostel. I personally having built my first house without Government or Bank money, am horrified by the idea of low income families getting a new house because the husband could not stow his sexual desires, or some other sociological reason. It's like buying a new car, banging it up and expecting to get top price for it a year or two later.


### Important privacy information

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Dear City planners,

The housing plan is insufficient!  For some years I have lived in South Korea and Japan these countries have Reokwan and Okwans . They are buildings where a bed may be purchased for a night or a month. There is a communal bath area. The women are separate from the men. Most Asians eat from street vendors. Ideal, for business travelers who are away from home. Usually by the time folk have had children they have purchased or rented an apartment.  I see from the media that the people requiring housing are of low standards, who will in short order devalue their accommodations, much like bastion point houses. This is the beauty of the Okwan system sheets changed regularly and bath/ toilet area cleaned daily. In Auckland there once was, what was called, a Kangaroo Hostel, where folk who were travelling could get a bed – similar to the YMCA, in fact that building on Queen Street was re used as a hostel. I personally having built my first house without Government or Bank money, am horrified by the idea of low income families getting a new house because the husband could not stow his sexual desires, or some other sociological reason. It's like buying a new car, banging it up and expecting to get top price for it a year or two later.

#1644

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

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## Your details

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

Name: Sam Warmerdam

Name of organisation/business:

Your local board: Outside Auckland

**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**

1200-2000m is easily walkable, or otherwise able to be transited with other active transport means

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**

800-2000m is easily walkable, or otherwise able to be transited with other active transport means

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**

800-2000m is easily walkable, or otherwise able to be transited with other active transport means

## Intensification around town and local centres

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

Build more density - it is one of the best ways you have to reduce emissions!

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

Build more density - it is one of the best ways you have to reduce emissions!

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

**Tell us why**

the special character areas are largely just carve outs to prevent density and it's extremely regressive and is basically a way for you to ignore the NPS-UD. there are much better ways to preserve our special architectural areas (which most of these special areas aren't tbh). Look to Europe for how they do it while allowing progress.

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**

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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**

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## Infrastructure constraints

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

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

Again, it's just a way to ignore the NPS. if this is to be used it should only be in extremely limited circumstances

**Other qualifying matters**

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

Stop being so regressive and allow things to be built

**Important privacy information**

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#1763

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

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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 Hoeben

Name of organisation/business:

Your local board: Not supplied

**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 highly expensive project considering it will not be done by independent contractors which must compete to win quotes .But spending money to help an area of Newzealand which has never been neglected when many small rural towns are left in a state of decay whilst the majority of Nz citizens are over taxed already whilst struggling to survive in a country with ever growing debt the fact the government spent money at this time coming up with these plans points to the fact there out of touch with reality and are objectively incompetent.

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 think it should go ahead what so ever

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

**Tell us why**

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

Further wasting taxpayers money when more serouse situations should be addressed like forever increasing Nz debt whilst the people doing the actual important work which is physically intensive while the majority on minimum wage are bleed dry without end or real relief

## Infrastructure constraints

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

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

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

**Tell us why**

### Other qualifying matters

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

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

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

Disgusted with everything this far it all  stinks of juvenile shortsighted wasteful spending lacking any overview of  the terrible financial state Newzealand currently is in.

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#1888

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

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## Your details

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

Name: Abbas Azarkish

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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We are proposing:

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

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** 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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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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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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#2147

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

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## Your details

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

Name: fengwei Zhan

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

## Other qualifying matters

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

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#2163

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

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## Your details

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

Name: Felicity Lu

Name of organisation/business:

Your local board: Not supplied

**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?** 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?** 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?** 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.

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**Tell us why**

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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)**

Regarding the Ridgeline Protection Overlay, it can be considered to be developed as a house (not a townhouse or an apartment) to reduce the consequence of unaffordable house price (which is due to the high land cost caused by insufficient land supply). For example, Paremoremo near Albany, and Dairy Flat, now have large areas that cannot be built more houses as they cannot be divided. But Silverdale has been developed into a high-density area. Geographically, Paremoremo and Dairy Flat are closer to downtown than Silverdale.

## Important privacy information

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#2502

# 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: Lee Rowley

Name of organisation/business:

Your local board: Outside Auckland

**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.

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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?** 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)**

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal / pruning under the new rules.

This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current (few) legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to identify and schedule new qualifying trees that have been nominated. New nominations should be encouraged as part of the plan change process.

Qualifying matters must include the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Heritage Schedule of any new nominations for scheduling that have been received by Auckland Council.

Qualifying matters must include all current Historic Character areas in the Unitary Plan.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Character areas.

The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Character areas of any new nominations for Historic Character areas that have been received by Auckland Council.

Qualifying matters must include all current reserves, parks and open space. It is essential that as much public green space as possible is retained in an intensified city to make it liveable, especially as the new MDRS rules will reduce the amount of outdoor space on private sections significantly.

View shafts for the Maunga and other landmarks must be protected as qualifying matters so that current rules regarding building height are retained and not increased in these areas.

Housing density and height should be retained as current rules allow within Special Character areas, on Historic Character scheduled properties and around public open space and not increased, to enable those special parts of our city to retain their character and open space provisions.

Overlays such as the Waitākere Ranges Heritage Area must be included as qualifying matters so that intensification and increases in height are prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act.

I support the proposed walkable distances of 15 mins (1200m) to the city centre and 10 mins (800m) to metropolitan centres and train / busway stations within which development of up to 6 stories may be enabled, providing that the qualifying matters protections listed above are enabled.


### Important privacy information

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#2534

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

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## Your details

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

Name: Curt Strohacker

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

**Tell us why**

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

**Tell us why**

I have invested heavily in a home within special character areas at exorbitant cost, at the Council's demand, ironically to preserve the special character and historic heritage of that area. Now that process and the cost to residents is being unwound for reasons that will not give effect to the NPS-UD.

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**

With combined sewerage and storm water infrastructure that is a century old, the proposed intensification in Herne Bay will overload the current infrastructure. It will be years before this area is upgraded.  In the meantime, the intensification will simply overload an already fragile sewerage and storm water system and will negatively impact marine life and local beaches

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2545

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

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## Your details

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

Name: Elisa Handojo

Name of organisation/business:

Your local board: Not supplied

**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**

Absolutely support. Auckland is probably one of the metropolitan cities in the world that's doesn't have plenty of high density residential buildings / apartments. It is ridiculous that young people who perhaps is more urban, have less financial means and prefer more sustainable transport (walk / bike) is expected to buy a million dollar landed house that is 50 minutes drive away from where they work / socialize. A house with a big yard for a family unit (that's getting smaller by day) or a couple or a single person is no longer a sustainable and affordable option.

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

Absolutely support. Auckland is probably one of the metropolitan cities in the world that's doesn't have plenty of high density residential buildings / apartments. It is ridiculous that young people who perhaps is more urban, have less financial means, prefer more sustainable transport (walk / bike) is expected to buy a million dollar landed house that is 50 minutes drive away from where they work / socialize. A house with a big yard for a family unit (that's getting smaller by day) or a couple or a single person is no longer a sustainable and affordable option.

## Qualifying matters

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

Support but needs to be heavily regulated in terms of design, number of units, noise etc,

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

Please also identify and plan on how to improve the infrastructure for the longer term. Sometimes we identify something as an issue, put a constraint to it and then stop considering that issue all together. That area might have potentials so need to be looked into improving gradually.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2580

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

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## Your details

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

Name: Kristina Bojin

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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

#2614

# 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: Miriam Moore

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

15 minutes is a reasonable length of time to walk for (able-bodied) accessing metropolitan centres. The role of our metropolitan centres is increasingly similar to the city centre.

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

**Tell us why**

I think it should specifically be 15 minutes for train stops. Adequate cycling facilities provided at train and rapid transit stops would assist the success in this.

## Intensification around town and local centres

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

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

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

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

**Tell us why**

It should be 800m. 15 minute cities have proven to be more accessible.

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

This should be 400m.

## Qualifying matters

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

We are excluding so much development though preserving character zones.  The character zones appear to have been arbitrarily assessed, including blanket overlays over rear lots and giant

derelict lots with no value, adjacent to town centres. Preserving character infringes on the ability to build a more fair and sustainable city that benefits future generations. Having flatted in these "Character" homes through University, I can attest that the pneumonia I got as a result of the state of the house was not worth preserving the home. We should be looking at the character we want to have, and providing for better urban design outcomes.

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

**Tell us why**

Some of the most walkable, central suburbs are character protected when we should be encouraging intensification that provides accessible homes adjacent to the city. The villa belt is an exclusive, land-hoarding mistake.

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?**

**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)**

Why do viewshafts always protect views from motorways?

## Important privacy information

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#2634

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

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## Your details

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

Name: Janna Hamilton

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

I think 1500 metres is reasonable

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**

At least 1000m

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**

Up to 1200m to encourage PT use

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

Up to 300 metres to enable more intensification

## Qualifying matters

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

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

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

## Special Character Areas

'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 areas that should not be identified as a qualifying matter

**Tell us why**

The special character overlay should only include those that meet the high quality criteria, and not the broader inclusion as has happened in the council's proposal - this is a significant moment to enable real change and intensification so essential for current and future Aucklanders - it is time to be bold and not pander to loud, privileged minorities

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**

As above [The special character overlay should only include those that meet the high quality criteria, and not the broader inclusion as has happened in the council's proposal - this is a significant moment to enable real change and intensification so essential for current and future Aucklanders - it is time to be bold and not pander to loud, privileged minorities ]

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

**Other qualifying matters**

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

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

These additional qualifying matters include:

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

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

### Important privacy information

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#2637

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

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## Your details

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

Name: Regan Gibbons

Name of organisation/business:

Your local board: Outside Auckland

**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 do not think special character areas should be a qualifying matter

**Tell us why**

Abolish all special character areas

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

**Tell us why**

Abolish all special character areas

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**

Abolish all 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?** Do not support

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

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

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

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

## Important privacy information

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#2642

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

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## Your details

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

Name: jill brinsdon

Name of organisation/business:

Your local board: Not supplied

**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 are other sites closer to town more suitable for intensification eg between Beaumont Quarter and st Marys Bay College  Wynyard Quarter two examples.  The established historical streets in Freemans Bay are irreplaceable in character for our city

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.

## Special Character Areas

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

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

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

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

## Important privacy information

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#2652

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

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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 Ramage

Name of organisation/business:

Your local board: Outside Auckland

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

I used to live in Eden Terrace. The mostly downhill 2.7km walk to Auckland University was pleasant walk, and was often the quickest way to safely get to the university. The walkable catchment for the city center should encompass distances that people are walking.

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**

When I used to live in Eden Terrace I would regularly walk 1.2 km to the supermarket on Dominion road.

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**

Auckland Transport's 2013 "Walkable Catchment Analysis at Auckland Train and Northern Busway Stations" found that "more than 50 per cent of respondents walked further than 800 metres to get to a train station" and that "at four of the [five busway] stations, 50 per cent of respondents walked further than 800 metres". Network improvements since 2013 are likely to have increased the attractiveness of walking to mass rapid transit stops, not decreased them.

Setting a walkable catchment of 800m ignores the fact that most people already walk further than this to access the stations, and is incompatible with the evidence

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 to enable communities with commercial, employment and social opportunities near where people live (and accessible by mass rapid transit) rather than just dormitory suburbs.

## Intensification around town and local centres

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

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

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

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

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

**Tell us why**

I support upzoning adjacent to town centres. The area should be up to 800m, and should include provision for Business - Mixed Use Zoning near the town center. These centers exist because they were allowed to grow to meet the needs of the communities that live near them. we should continue to allow them to grow and develop commercial, social, employment and housing to meet the needs of their communities.

5. **What do you think of our proposal to apply the Terrace 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?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special Character Area overlay should not compromise or limit development in Walkable Catchments, especially as much of the areas currently identified as SCAs are best placed to support low-carbon, people-focused safe communities.

I support the protection of historic heritage, and individually scheduled buildings. Howeverspecial character is poorly defined by Council: many of the points in the scoring system are granted by street-grid, street-scape and street-trees which are unaffected by the type of building. Character should be assessed by residential unit, not by property to account for the impact on character that apartment buildings, and their dense, vibrant communities bring to support local businesses and community

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

the current residential character assessments make no sense: for example vacant lots and rear-lots are not counted towards determining which areas have Special Character, but are still bound by special character rules. The value of apartments to communities is not recognised. In one SCA, a single apartment building makes up more than 12% of the 150 dwellings, but is only counted as a single property.

protecting character prioritises the aesthetic appeal of home for passers by on the street over the ability of residents to choose to live in a safe, warm, dry home, and is an unjustifiable burden on their property rights. Old homes were not built to modern standards of warmth and dryness, nor weather tightness. Replacing older homes and villas with  new dwellings, of any shape or form will radically improve quality of life for residents, offering warmer, drier and healthier living environments.

Lastly, architectural juxtaposition is just really cool. I want towering hypermodern deconstructivist follies to be allowed next to villas and bungalows so that the unique qualities of both stand out, and varying scale and form can bring interest and life to the city.

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 specifically scheduled buildings, where appropriate.

Business areas exist to serve their communities. they need to be allowed to develop, grown and change to support the changes to their communities. This includes providing more mixed-use zoning to allow 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**

There may be some very specific areas where infrastructure contraints are an issue, such as greenfield areas, but everywhere in the city itself already has more infrastructure than a greenfield site.

Auckland Council is required to "allow for planned increases or decreases in levels of service " by the Local Government Act. Wherever there is strong demand to live, and high accessibility, central and local Government agencies should endeavour to address infrastructure constraints to support development.

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

Further evidence and analysis of these other qualifying matters is required by Auckland Council to provide evidence that these Matters meet the legislative threshold to be applied.

I do not support the retention of any viewshaft that limits the development of any site, particularly when vegetation has grown to make the viewshaft irrelevant.

## Important privacy information

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#2707

# 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: Mel Firmin

Name of organisation/business:

Your local board: Not supplied

**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**

As a resident of Freemans Bay I know exactly what a walkable catchment is for the area. Based on my own experience, and the fact that I and most of my neighbours catch public transport, people will typically walk from Victoria Park area. 1.2km is possible for Christchurch, but Auckland's topography with hills and climbs makes this unrealistic. Intensify Wynyard Quarter, all around the varsity, Beaumont Quarter and CBD.

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

**Tell us why**

This is more pragmatic distance and eliminates the typographical challenges (a bit)

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

**Tell us why**

Just look at any major city around the world the residential intensity is around rapid transport, particularly 500m out

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

The Unitary Plan seemed to be a thorough piece if work identifying special character areas and their protection. The amount of land which would be made available for redevelopment by excluding certain special character areas is very small.  The special character areas are not equipped for redevelopment- size, infrastructure, topography.

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**

Even if not high quality character they are part of a historical suburb and are an important part of Auckland's history.

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

**Tell us why**

Ponsonby Rd is crucial to retaining the history of the area, community and wider Aucklands identity.

## Infrastructure constraints

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

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

Existing infrastructure in Freemans Bay  will not support intensification due to limited stormwater/sewerage capacity. Freemans Bay will not link to the western interceptor and therefore make our harbour overflow problems worse.

Access to housing in Freemans Bay is a challenge now. As an example I can't exit my street now when the rubbish trucks come, groceries etc are being delivered, let alone emergency services access. The roads are very narrow and intensification is going to make the area a nightmare to navigate.

**Other qualifying matters**

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

Climate Change. We need all the vegetation and green areas possible and intensification of Freemans Bay will be another blow to the climate change challenge.

**Important privacy information**

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#2712

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

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## Your details

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

Name: Oliver Wall

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** 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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- 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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#2764

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

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## Your details

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

Name: Nic Dorward

Name of organisation/business:

Your local board: Not supplied

**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 think a 10 minute walk from the edge of the city centre is more appropriate than a 15 minute walk. I don't think there is a difference between willingness to walk to the city centre vs a metropolitan centre. I think they both should be 10 minutes / 800m. Also the topography away from the city centre (which is in a basin) makes walking much less attractive (and therefore likely to be shorter desirable distance) towards the ridge lines around its fringe.

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**

I agree that an 800m catchment around metropolitan centres is appropriate. As above, I think the city centre walkable distance should be the same as this.

## Intensification around town and local centres

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Special Character Areas are an enormously valuable part of Auckland's city fabric. It would be an absolute disgrace if these were lost. They are what makes this city special. Removing special character areas would do nothing to solve the current housing affordability crisis. Most houses in special character areas are on very small sites (less than 300m2) and in individual land ownership making them infeasible / uneconomic to develop en masse - this is particularly true in Freeman's Bay, where steep topography also constrains yield and economic viability. A THAB zone would enable one off blocks on isolated sites that would contribute virtually nothing to Auckland's housing stock but would significantly detract from the special character of heritage neighbourhoods.

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**

My submission focuses on Wood Street, Elizabeth Street, Ryle Street and Georgina Street in Freeman's Bay. I think these streets should be included in the area identified as Special Character Qualifying Matters. I have attached analysis based on Council's reporting regarding the houses on these streets. I have identified an additional sub-area (Wood Street, Elizabeth Street, Georgina Street) where more than 75% of properties have scores of 5 or 6. This means that this sub-area also qualifies for inclusion, with high-quality special character. I strongly request that these streets be reconsidered for inclusion in the Special Character Qualifying Matter area.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

I strongly support including areas with long-term infrastructure constraints as a qualifying matter. I understand that Council does not have infinite funds. Where there are not enough funds for required infrastructure, development should not proceed. I think Council should have more power to decline applications for development in areas where infrastructure is not affordable.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 inclusion of all the proposed qualifying matters in the Unitary Plan. I think they are all appropriate and are designed to maintain the quality of Auckland's urban form.

## Important privacy information

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**05 May 2022**

**SUBMISSION – Government's new housing rules**

**SUBMITTER – Nic Dorward, 31 warnock street, grey lynn, auckland 1021**

**CONTACT DETAILS – dorwardnic@gmail.com**

**<u>Additional information regarding Question 7</u> – Proposed Residential Special Character Areas**

**Summary: I request that the block of properties bounded by Wood Steet, Elizabeth Street and Georgina Street be included in the Special Character area.**

I have reviewed the report prepared by Council to inform the areas that qualify as Special Character – "Freemans Bay North SCA: Summary of Area Findings | Final V2 | February 2022". Based on the analysis undertaken by Council specialists, I request that the area bounded by **Wood Street, Elizabeth Street and Georgina Street** be included as of high-quality special character, as a minimum.

I have highlighted this block in red in the image below. The block contains ten of a possible thirteen properties that score 5 or 6; therefore, **<u>77% of properties being of high quality</u>**.

**Historic Heritage and High-Quality Special Character**

| | |
|---|---|
| **Number of places / areas currently scheduled** | 4 (marked ★ on maps) |
| **Number of places included in the HNZPT List/ Rārangi Kōrero** | 1 (marked ★ on maps) |
| **Flag: Potential Historic Heritage Area** | 0 (marked ) |
| **Sub-area high-quality Special Character** | 1 (marked ) |

I understand Council's requirement that high-quality blocks be contiguous, and I consider that this block meets that criterion by its adjacency to Costley and Georgina Streets.

Additionally, I request that the block highlighted in yellow in the image below also be included in the Special Character area. For this block, eight of eleven properties score 5 or 6. This gives 73% of properties being of high quality. While this is marginally below the 75% requirement, it maintains a contiguous connection with Russell Street, Costley Street, the northern end of Wood Street and Elizabeth Street.

Combining the red and yellow highlighted areas gives **18 properties of 24 with scores of 5 or 6, or 75% of the total**. As such, these areas qualify for inclusion.

I also understand that **2 Elizabeth Street**, pictured below, was home to the Wood family, the original house in this part of Freeman's Bay. This family created the original subdivision for this area and also constructed many of the houses, including the row of cottages at 10, 12 and 14 Elizabeth Street, which were three of the first homes created here. While none of these properties has formal heritage protection status, they represent an important part of local history and should be protected.

Elizabeth

#2789

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

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## Your details

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

Name: Fiona Bell

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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?** I don't know

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#2793

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

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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 Marshall

Name of organisation/business:

Your local board: Outside Auckland

**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**

15 minutes is too short. Most people will quite happily walk longer distances when convenient to do so. There is no need to restrict building heights.

The NPS-UD sets minimal requirements, but the intent is clear: Enable. More. Housing.

Auckland Council can and MUST go further than this.

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**

By limiting the distance you are deliberately preventing more housing being built in convenient locations. This is clearly against the intent of the NPS-UD.

Increase the distances. Enable. More. 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 further

**Tell us why**

See above! Most people will quite happily walk further, or scoot or cycle to rapid transit.

Allow them to build more 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 further

**Tell us why**

Please allow more housing to be built by upzoning *everywhere*.

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

Again, please allow more housing to be built by upzoning everywhere!

Also, more mixed use please - shops or cafe's in the bottom levels with homes above them. Everywhere!

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

Special character areas ARE NOT A THING. It is purely a way for wealthy people to ensure that other people don't live next to them. You know this. Everyone knows this!

If a house is a heritage building, then it and it alone gets protection, should the owner wish.

But not streets. Not whole suburbs. The vast majority of houses in the existing 'special character areas' have been renovated within an inch of their lives. They're not original. They're not special in any way. Often they're quite ugly and there are better examples of just about every era of building in Auckland *outside* of the existing SCAs that are not protected.

Thus, this is simply protecting wealth and MUST be removed.

The NPS-UD is very clear that 'character' is not to be used to restrict building.

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 NPS-UD is clear: Special character is NOT allowed as an excuse to not enable development.

Auckland Council is attempting to keep SCAs in place via qualifying matters - this is clearly at odds with the intent of the NPS-UD.

Further, the methodology used by AC is clearly completely corrupt: You ignore rear sections, yet keep rear sections in the SCAs. You are gerrymandering the existing SCAs to attempt to keep part of them, even when the SCA doesn't meet your own *made up!* criteria for keeping them!

It's clearly a process designed to try and circumvent the very clear intent of the NPS-UD, and I suspect AC will be taken to court if you push it through. And you will lose. Please, save us all time and money!

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**

See above. The NPS-UD is clear: Special character is NOT allowed as an excuse to not enable development.

Auckland Council is attempting to keep SCAs in place via qualifying matters - this is clearly at odds with the intent of the NPS-UD.

Further, the methodology used by AC is clearly completely corrupt: You ignore rear sections, yet keep rear sections in the SCAs. You are gerrymandering the existing SCAs to attempt to keep part of them, even when the SCA doesn't meet your own *made up!* criteria for keeping them!

It's clearly a process designed to try and circumvent the very clear intent of the NPS-UD, and I suspect AC will be taken to court if you push it through. And you will lose. Please, save us all time and money!

## Infrastructure constraints

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

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

If there are areas with poor infrastructure then it is on AC to fix that. You can't deny the ability to develop due to your own mismanagement of the city infrastructure.

Again, this is simply an excuse to not go ahead with the very clear intent of the NPS-UD.

Stop wasting time. Enable. More. Housing.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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

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

None of these seem to be reasonable excuses to not enable more housing.

Enable. More. Housing.

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#2893

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

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## Your details

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

Name: Grant Lamont

Name of organisation/business:

Your local board: Not supplied

**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?** Support

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

**Tell us why**

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 less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

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

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

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#2922

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

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## Your details

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

Name: SARA BRUCE

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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We are proposing:

- 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**

In theory it sounds sensible and might work for other cities but not Auckland. It's arguable what the city centre is and where it starts and ends. The walkable catchment areas will be arbitrary no matter how many metres are designated. The key thing is that intensification occurs in sensible areas.

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

**Tell us why**

Same comment as above. -In theory it sounds sensible and might work for other cities but not Auckland. It's arguable what the city centre is and where it starts and ends. The walkable catchment areas will be arbitrary no matter how many metres are designated. The key thing is that intensification occurs in sensible areas.

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

**Tell us why**

As above. -In theory it sounds sensible and might work for other cities but not Auckland. It's arguable what the city centre is and where it starts and ends. The walkable catchment areas will be arbitrary no matter how many metres are designated. The key thing is that intensification occurs in sensible areas.

## Intensification around town and local centres

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

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

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

**Tell us why**

As above, it works as a concept but must be applied sensibly.

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

**Tell us why**

As above. -it works as a concept but must be applied sensibly.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

**Tell us why**

I absolutely support the protection of heritage areas with special character.

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

**Tell us why**

I don't agree with the methodology adopted to determine the special character areas. Individual houses that are similar seem to have been randomly rated differently. But more problematically, it won't work to protect a few streets but not others nearby. Or worse, protect some houses on a street but not others. There needs to be a holistic approach to entire neighbourhoods. I suggest the Council read their own document, which has carried much weight to date: "District Plan Operative Auckland City - Isthmus Section 1999: Appendix 13 - Architectural Design Guidelines for the Residential 1 and 2 zones This document talks about the importance of preserving certain neighbourhoods as a whole. So many Aucklanders (including me) have had to meet rigorous compliance requirements to preserve this special character. 'Special character' surely can't change overnight.

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

**Tell us why**

I'm not completely familiar with the business areas but again I think that a holistic approach is needed to preserve the character of a general area rather than be focused on individual buildings.

## Infrastructure constraints

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

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

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

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

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

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

**Tell us why**

Infrastructure is crucial with regard to intensification. For those of us currently living in St Mary's Bay and Freeman's Bay intensification here is almost inconceivable. It's already a challenge with single/double story dwellings (narrow roads, parking, steep slopes, subsidence, water and drainage). Has there been consideration given to the effect of increased traffic, safety of children walking to local schools etc? And the environmental effects on the inner harbour?

**Other qualifying matters**

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

As a general comment, I support the preservation of older buildings. Once they are destroyed Auckland city will never get them back. I have concerns about the types of buildings that have been and will be erected in their place, especially by developers with a tight budget and a myopic

commercial motivation. We have many examples of this in Auckland. We should learn from cities overseas.

## 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.

#2930

# 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: Grant Houghton

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Intensification around town and local centres

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

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

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

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

**Tell us why**

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

**Tell us why**

## Qualifying matters

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

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 changes appear on face value to have been poorly considered and completely disregard the look, feel and heritage of some of the inner city suburbs that are affected. The risk of losing character homes and materially impinging on neighboring sites has the potential to create significant anxiety for residents in addition to financial loss.

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?** 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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#2946

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

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## Your details

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

Name: Vitor Garcia

Name of organisation/business:

Your local board: Outside Auckland

**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 do not think special character areas should be a qualifying matter

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

## Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- 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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#2954

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

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## Your details

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

Name: Elizabeth Greenslade

Name of organisation/business:

Your local board: Not supplied

**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**

It is untrue that St Marys Bay is within a walkable distance of 1200 m to City Centre. Jacob's Ladder is extremely challenging for many residents ,dangerous steep and unlit... College Hill access is a steep grade.

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?** Do not support - I think it should be further

**Tell us why**

The closest rapid stop is NOT within 800 meters.

## Intensification around town and local centres

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

**Tell us why**

I know that our St Marys district is beyond the walkable. Atchmentthreshold

## Qualifying matters

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

Our wooden residential buildings are rated 5 and 6 deservably.... This ARCHITECTUAL style with kauri is unique and many more deserve zoning around clusters of heritage houses Special Character Sub-Areas . The classifications are sloppily done and I note there are many omissions ( as a longtime resident of 49 years)

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

**Tell us why**

I worry about your methodology.... You cannot rely on Google maps to decide the future of our area.... The classification should be enlarged over the whole Bay to include all houses of 6,5,4 as sub areas of special character.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

We suffer from failing infrastructure...it's common to have huge sink holes in our streets due to ancient terracotta pipes carrying water and waste. Even with new separation plans , these old pipes are to be retained for stormwater.... Certainly will not be robust enough to service any increased population in the Bay. ( It's a disgrace that's been ignored for too long and whole system should be upgraded, not just the sewerage /wastewater.) I have experienced and witnessed this Dodgy infrastructure for 47 years.

**Other qualifying matters**

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

St Marys Bay along with Freeman's Bay and Parnell was one of the earliest suburb in Auckland 1830/1840/1850 housing the workers who serviced the growing capital , the seamen, the kauri timber workers, the boat-builders, the teachers and clothing factory workers and the centre for Roman Catholicism faith. This area housed the workers who built the city. the houses were humble and simple and sometimes owner built... but still important. My own house was built in 1880s with a wooden shingle roof. It's solid kauri, hand pit-sawn . I raised my family within it. I have witnessed the changes and gentrification over the past 49 years. As a social historian I have researched hundreds of attestation records for World War One. A large number of men volunteered for service leaving from these villas...this is important social history we are all the poorer for not understanding or valuing. Overseas such unusual wooden buildings are lauded and praised by tourists ( The Sisters in San Francisco) Please value this area - it is a rare treasure.

## Important privacy information

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#2958

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

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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 Yates

Name of organisation/business: Simon Yates Planning Ltd

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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- 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**

Support, where it excludes Special Character residential overlay areas.

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

**Tell us why**

Support, where it excludes Special Character residential overlay areas.

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

**Tell us why**

Support, where it excludes Special Character residential overlay areas.

## Intensification around town and local centres

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

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

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

**Tell us why**

Support, where it excludes Special Character residential overlay areas.

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

**Tell us why**

Support, where it excludes Special Character residential overlay areas. A very good example is rezoning 1b Birkenhead Rd from H3 to H6 zone, as it directly adjoins the shops.

## Qualifying matters

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

Special Character residential overlay areas have been identified and protected since 1993 Plan over 30 years of protection , renovation and investment, by way onerous resource consents. Therefore there is clear track record of special qualification for their exclusion from NPSUD;  and no reason to discount these areas from the AUP and to re-zone them for demolition/ rebuild.  You

don't improve the city as a place to live by destroying it's essential identified and protected character.  You cant improve the city by destroying what's great special and unique about it. Wellington politicians do not dictate what is Auckland's special qualifying character.  Council officers and politicians - stand up and protect your citizens heritage .

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

### Other qualifying matters

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

These additional qualifying matters include:

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

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

## Important privacy information

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#2959

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

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## Your details

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

Name: Zhao Zhisang

Name of organisation/business:

Your local board: Not supplied

**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**

1.The roadside will be full of cars 2.The roadside will be filled with rubbish bins

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

**Tell us why**

1.The roadside will be full of cars 2.The roadside will be filled with rubbish bins

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

**Tell us why**

1.The roadside will be full of cars 2.The roadside will be filled with rubbish bins

## Intensification around town and local centres

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

1.The roadside will be full of cars 2.The roadside will be filled with rubbish bins

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

1.The roadside will be full of cars  2.The roadside will be filled with rubbish bins

## Qualifying matters

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

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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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#2960

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

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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 Sauvary

Name of organisation/business:

Your local board: Not supplied

## 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**

I do not go into the city unless it is vital as I do not feel safe in the daytime and definitely not at night. Have not been to the theatre or plays downtown for this reason.. even apart from Covid . I am reasonably fit but it is quite a long walk to my nearest bus stop. So not really an option and definitely not at night time. For this reason I don't value transport to the CBD other than the Link buses that do a good job.

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

**Tell us why**

I do not go into the city unless it is vital as I do not feel safe in the daytime and definitely not at night. Have not been to the theatre or plays downtown for this reason.. even apart from Covid . I am reasonably fit but it is quite a long walk to my nearest bus stop. So not really an option and definitely not at night time. For this reason I don't value transport to the CBD other than the Link buses that do a good job.

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

**Tell us why**

I do not go into the city unless it is vital as I do not feel safe in the daytime and definitely not at night. Have not been to the theatre or plays downtown for this reason.. even apart from Covid . I am reasonably fit but it is quite a long walk to my nearest bus stop. So not really an option and definitely not at night time. For this reason I don't value transport to the CBD other than the Link buses that do a good job.

## Intensification around town and local centres

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

Hobson bay needs the storm water and sewage split before considering any redevelopment plans. Allowing multi block buildings and 3 story residences ( especially without designated parking) in neighbourhoods causes many social problems. People need a little light and some space, especially those with children. As well as problems with infrastructure like waste water, sewage.

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

Hobson bay needs the storm water and sewage split before considering any redevelopment plans.

Allowing multi block buildings and 3 story residences ( especially without designated parking) in neighbourhoods causes many social problems. People need a little light and some space, especially those with children. As well as problems with infrastructure like waste water, sewage.

## Qualifying matters

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

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

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

### Special Character Areas

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

### Infrastructure constraints

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

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

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

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

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

**Tell us why**

Hobson bay needs the storm water and sewage split before considering any redevelopment plans. Allowing multi block buildings and 3 story residences ( especially without designated parking) in neighbourhoods causes many social problems. People need a little light and some space, especially those with children. As well as problems with infrastructure like waste water, sewage.

**Other qualifying matters**

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

Hobson bay needs the storm water and sewage split before considering any redevelopment plans. Allowing multi block buildings and 3 story residences ( especially without designated parking) in neighbourhoods causes many social problems. People need a little light and some space, especially those with children. As well as problems with infrastructure like waste water, sewage.

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#2961

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

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## Your details

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

Name: Colleen Phelps

Name of organisation/business:

Your local board: Not supplied

**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**

I am deeply concerned about the new developments going up all over Auckland, with no provision for trees. To allow multi-story buildings or even single floor dwellings to be built with often no space around them for anything natural, sometimes right up to the footpath, seems horrifying. We're creating more carbon in the creation of the buildings, they will generate more when lived in, and doing zero to offset that with the planting of trees. Auckland has always been a city with many beautiful trees, but what is the logic behind what's happening now? Please require trees to be part of any development, not just a token native grass where developers can find a tiny space! This is going to create neglected, ugly areas because people need nature to thrive and without it, take little care of their dwelling, kids spend days on screens and there's an unravelling which we don't want to contemplate.

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

**Tell us why**

I am deeply concerned about the new developments going up all over Auckland, with no provision for trees. To allow multi-story buildings or even single floor dwellings to be built with often no space around them for anything natural, sometimes right up to the footpath, seems horrifying. We're creating more carbon in the creation of the buildings, they will generate more when lived in, and doing zero to offset that with the planting of trees. Auckland has always been a city with many beautiful trees, but what is the logic behind what's happening now? Please require trees to be part of any development, not just a token native grass where developers can find a tiny space! This is going to create neglected, ugly areas because people need nature to thrive and without it, take little care of their dwelling, kids spend days on screens and there's an unravelling which we don't want to contemplate.

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

**Tell us why**

I am deeply concerned about the new developments going up all over Auckland, with no provision for trees. To allow multi-story buildings or even single floor dwellings to be built with often no space around them for anything natural, sometimes right up to the footpath, seems horrifying. We're creating more carbon in the creation of the buildings, they will generate more when lived in, and doing zero to offset that with the planting of trees. Auckland has always been a city with many beautiful trees, but what is the logic behind what's happening now? Please require trees to be part of any development, not just a token native grass where developers can find a tiny space! This is going to create neglected, ugly areas because people need nature to thrive and without it, take

little care of their dwelling, kids spend days on screens and there's an unravelling which we don't want to contemplate.

### Intensification around town and local centres

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

I am deeply concerned about the new developments going up all over Auckland, with no provision for trees. To allow multi-story buildings or even single floor dwellings to be built with often no space around them for anything natural, sometimes right up to the footpath, seems horrifying. We're creating more carbon in the creation of the buildings, they will generate more when lived in, and doing zero to offset that with the planting of trees. Auckland has always been a city with many beautiful trees, but what is the logic behind what's happening now? Please require trees to be part of any development, not just a token native grass where developers can find a tiny space! This is going to create neglected, ugly areas because people need nature to thrive and without it, take little care of their dwelling, kids spend days on screens and there's an unravelling which we don't want to contemplate.

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**Tell us why**

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space around them for anything natural, sometimes right up to the footpath, seems horrifying. We're creating more carbon in the creation of the buildings, they will generate more when lived in, and doing zero to offset that with the planting of trees. Auckland has always been a city with many beautiful trees, but what is the logic behind what's happening now? Please require trees to be part of any development, not just a token native grass where developers can find a tiny space! This is going to create neglected, ugly areas because people need nature to thrive and without it, take little care of their dwelling, kids spend days on screens and there's an unravelling which we don't want to contemplate.

## Qualifying matters

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

**Tell us why**

### Other qualifying matters

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

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

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

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#2962

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

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## Your details

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

Name: Yoyo

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Intensification around town and local centres

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

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

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

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

**Tell us why**

I support the new planning, but there are some good location should be change into apartment buildings zone, Because they very good and very convenient location:  for example: the Bundoran Way Pinehill, it's walking 3min to brand new countdown and the new shopping centre and the Palmers Albany), and it's walking 10min to around Albany Westfield mall shopping centre, and it's drive 2min to motorway, and it's wide street, the most houses were build in more than 20 years ago on this street, these houses almost have some potential risk of water leakage problems and safety problems, because they are plaster material, these old houses should be knocked down

and start build apartments are more effective. But some just few years or brand new houses areas are included in the apartment zones, they are almost brand new and big houses, (for example: fernhill way Oteha; ballyboe place Pinehill; kerekin drive Oteha....., they are almost impossible to knocked down and build to apartments, the council's new plan is not effective for them. The 1,3,5,7,9,11,13, 15, 17 bundoran way Pinehill, they are definitely qualified, they should be belong to apartment buildings zone.

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

**Tell us why**

I support the new planning, but there are some good location should be change into apartment buildings zone, Because they very good and very convenient location: for example: the Bundoran Way Pinehill, it's walking 3min to brand new countdown and the new shopping centre and the Palmers Albany), and it's walking 10min to around Albany Westfield mall shopping centre, and it's drive 2min to motorway, and it's wide street, the most houses were build in more than 20 years ago on this street, these houses almost have some potential risk of water leakage problems and safety problems, because they are plaster material, these old houses should be knocked down and start build apartments are more effective. But some just few years or brand new houses areas are included in the apartment zones, they are almost brand new and big houses, (for example: fernhill way Oteha; ballyboe place Pinehill; kerekin drive Oteha....., they are almost impossible to knocked down and build to apartments, the council's new plan is not effective for them. The 1,3,5,7,9,11,13, 15, 17 bundoran way Pinehill, they are definitely qualified, they should be belong to apartment buildings zone.

## Qualifying matters

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

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

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

## Special Character Areas

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

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

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

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

**Tell us why**

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

**Tell us why**

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

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

**Tell us why**

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

## Important privacy information

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#2964

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

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## Your details

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

Name: Don Hope

Name of organisation/business:

Your local board: Not supplied

**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**

I don’t have a strong view.

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

**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**

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

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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 am writing with respect to the proposal to remove the SCA protection from the Codrington Crescent area  I believe losing this protection and the single house zoning category will mean this area will be disproportionately targeted by developers compared to any other area. This is because it is currently a particularly attractive environment representing virgin territory for those developers.  Accordingly, I urge the Council to change the grading range of houses required to be a 'qualifying matter' from 5 & 6, to 4,5 & 6.  Hopefully that would help get us to the target percentage required to maintain the existing SCA protection.  I believe this could be motivated on giving a weighting to the landscape and open space that greatly contributes to a green, healthy and diverse environment, attractive to a wide range of flora and fauna. For instance, I currently enjoy fantails, tuis and kingfishers in my garden.  In my view, that is not adequately reflected in

the current criteria listed as scale, street relationship, period, typology, architectural style and level of integrity. The likely degradation of the environment resulting from the proposed change will adversely affect both residents and non-residents in the SCA. Personally, I would be happy to forgo an increase of a million dollars in my land value in favour of keeping our SCA green and pleasant for all, versus becoming a target for over-development.

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 am writing with respect to the proposal to remove the SCA protection from the Codrington Crescent area I believe losing this protection and the single house zoning category will mean this area will be disproportionately targeted by developers compared to any other area. This is because it is currently a particularly attractive environment representing virgin territory for those developers. Accordingly, I urge the Council to change the grading range of houses required to be a 'qualifying matter' from 5 & 6, to 4,5 & 6. Hopefully that would help get us to the target percentage required to maintain the existing SCA protection. I believe this could be motivated on giving a weighting to the landscape and open space that greatly contributes to a green, healthy and diverse environment, attractive to a wide range of flora and fauna. For instance, I currently enjoy fantails, tuis and kingfishers in my garden. In my view, that is not adequately reflected in the current criteria listed as scale, street relationship, period, typology, architectural style and level of integrity. The likely degradation of the environment resulting from the proposed change will adversely affect both residents and non-residents in the SCA. Personally, I would be happy to forgo an increase of a million dollars in my land value in favour of keeping our SCA green and pleasant for all, versus becoming a target for over-development.

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

**Tell us why**

## Infrastructure constraints

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

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

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

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

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

**Tell us why**

**Other qualifying matters**

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

These additional qualifying matters include:

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

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

## Important privacy information

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#2965

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

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## Your details

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

Name: Sarah Williams

Name of organisation/business:

Your local board: Not supplied

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

### Requirements for intensification

### Intensification inside walkable catchments

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

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

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

Just viewing your new NPS- UD and my house is within walking distance of two train stations and for some reason you have missed us (my neighbours and I) out to the apartment zoning? I would like to submit that our corner of Mt Albert, Tasman, Seagar, Fontenoy that you have slightly missed out be included.  Is this how I do this or?

5. **What do you think of our proposal to apply the Terrace 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**

Just viewing your new NPS- UD and my house is within walking distance of two train stations and for some reason you have missed us (my neighbours and I) out to the apartment zoning? I would like to submit that our corner of Mt Albert, Tasman, Seagar, Fontenoy that you have slightly missed out be included.  Is this how I do this or?

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#2966

# Government's new housing rules: What it means for Auckland

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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 Zhang

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

We are living in 54 Mountain Road, Epsom and from your draft plan map still shown single zoning and we would like to allow us to change to terrace and apt zone if possible?

5. **What do you think of our proposal to apply the Terrace 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**

We are living in 54 Mountain Road, Epsom and from your draft plan map still shown single zoning and we would like to allow us to change to terrace and apt zone if possible?

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3003

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Roberts

Name of organisation/business:

Your local board: Outside Auckland

**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**

If the Intensification of walkable catchments includes the removal or negative modification of Significant Ecological Areas and/or Notable Trees then I do not support the proposal - the removal and/or reduction of urban ngahere has been shown to be detrimental to the health and wellbeing of the community. The proposal could create centres of ill-health and social decline

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

If the Intensification of walkable catchments includes the removal or negative modification of Significant Ecological Areas and/or Notable Trees then I do not support the proposal - the removal and/or reduction of urban ngahere has been shown to be detrimental to the health and wellbeing of the community. The proposal could create centres of ill-health and social decline

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

If the Intensification of walkable catchments includes the removal or negative modification of Significant Ecological Areas and/or Notable Trees then I do not support the proposal - the removal and/or reduction of urban ngahere has been shown to be detrimental to the health and wellbeing of the community. The proposal could create centres of ill-health and social decline

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

If the Intensification of walkable catchments includes the removal or negative modification of Significant Ecological Areas and/or Notable Trees then I do not support the proposal - the removal and/or reduction of urban ngahere has been shown to be detrimental to the health and wellbeing of the community.  The proposal could create centres of ill-health and social decline

5. **What do you think of our proposal to apply the Terrace 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**

If the Intensification of walkable catchments includes the removal or negative modification of Significant Ecological Areas and/or Notable Trees then I do not support the proposal - the removal and/or reduction of urban ngahere has been shown to be detrimental to the health and wellbeing of the community.  The proposal could create centres of ill-health and social decline

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Towns and cities are defined by their areas of special character. The loss of areas (be they built OR natural) removes the uniqueness of the region, devalues the surrounding area and lessens the quality of life for future generations

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

Towns and cities are defined by their areas of special character. The loss of areas (be they built or natural) removes the uniqueness of the region, devalues the surrounding area and lessens the quality of life for future generations

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

I do not have an opinion on this issue

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 NPS-UD risks creating more problems than it is intended to resolve - it is a knee jerk reaction to a complex problem that requires planning and consideration (consideration for future generations)

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

The qualifying matters need to include all existing natural features such as Significant Ecological Areas, listed rakau (Schedule 10, Notable Trees) and remnant stands of ngahere. A city without retained natural features and special character areas is just a utilitarian car park

**Important privacy information**

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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.

#3033

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Shelley Hodge

Name of organisation/business:

Your local board: Not supplied

**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**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs.

The walkable route to the City Centre beside the motorway, is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

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?** Do not support - I think it should be closer

**Tell us why**

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 metres of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

None of the St Marys Bay suburb is within 400 metres of the City Centre.  This means St Mary's Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace 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?** Support

**Tell us why**

Within St Marys Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft maps.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6, 5 & 4 as sub-areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned

separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

St Marys Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

## Important privacy information

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#3040

# Government's new housing rules: What it means for Auckland

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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 Stocker

Name of organisation/business:

Your local board: Not supplied

**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**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which resident use. I strongly oppose the proposed plan to allow high density housing to be built in the St Marys Bay area. We are raising our tamariki here who attend St Marys College and Ponsonby Primary school and enjoy the freedom of playing fields in their schools and parks in our area. We enjoy a great community and are proud of the character homes of which we have renovated as per council guidelines to maintain the character.

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 closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 meters of St Marys Bay.

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 closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 meters of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

None of the St Marys Bay suburb is within 400 metres of the city centre.  This means St Mary's Bay is beyond the walkable catchment threshold.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Within St Mary's Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Area around clusters of heritage houses in St Mary's Bay in addition to those identified on the draft maps.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Mary's Bay collecting all houses of Rating 6, 5 and 4 as sub-areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

St Mary's Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned

separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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)**

St Mary's Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

## Important privacy information

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This historic area was registered under the Historic Places Act 1993. The following text is from the original Recommendation for Registration considered by the NZHPT Board at the time of registration.

Residential growth began in the Ponsonby area (originally called Dedwood) in the 1850's with a few sawmills, shipyards and a small number of houses. The most important early settlers to the area were the first Catholic Bishop of New Zealand, Bishop Pompallier and the Sisters of Mercy who purchased 40 acres of land on Mount St Mary. Their presence attracted many Catholic immigrants to the new subdivision who purchased small sections which later resulted in very high density housing.

Auckland experienced a period of great commercial and residential growth in the late 1870's and early 80's with the population of Ponsonby (renamed in 1873) more than doubling in size. Business very much centred on Ponsonby Rd and was aided by one of the first suburban tram services in Auckland running from Queen St. The tram service started in 1884 and was replaced by electric trams in 1899. Around the turn of the century there was a public outcry regarding overcrowding and housing conditions but the suburb continued grow up until the 1920's. In the early decades of the twentieth century Ponsonby accommodated small business and trades people and a few labourers.

From the post WWII years through to the 1970's, the area once again underwent rapid change. The construction of the Auckland Harbour Bridge and improvements in transportation meant suburban expansion away from the old tram routes. In the 1950's many houses in Ponsonby were converted into flats. At this time the area attracted a large number of low income Pacific Island and student tenants. Since the mid 1970's and the fuel crisis there has been a trend toward inner city living once more and restoration of the older style houses has become increasingly popular. The upgrading of housing and the introduction of new businesses to the area has resulted in a major contrast between the old and new residents and differences in their respective lifestyles.

Renall St, on the northern slopes of Ponsonby, is a rare example of a high density Victorian street. The area was under threat in the 1970's but is now still intact and has been designated as an area of historical interest by the Auckland City Council. The twenty houses in the street cover a range of nineteenth century architectural styles favoured by low income families.

#3045

# Government's new housing rules: What it means for Auckland

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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 Stocker

Name of organisation/business:

Your local board: Not supplied

**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**

None of St Mary's Bay is within a walkable distance of 1200 metres to city centre amenities which resident use. These include retail, entertainment facilities, rapid transit/public transport hubs. The walkable route to the city centre beside the motorway is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the city centre to St Mary's Bay involve steep grades, unsuitable at night for the population cohorts of St Mary's Bay.

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 closest rapid transit stop to St Mary's Bay is Britomart or the future Victoria Street Station. Both are NOT within 800 metres of St Mary's Bay.

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 closest rapid transit stop to St Mary's Bay is Britomart or the future Victoria Street Station. Both are NOT within 800 metres of St Mary's Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

None of the St Mary's Bay suburb is within 400 metres of the city centre.  This means St Mary's Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace 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?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

Within St Mary's Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Mary's Bay in addition to those identified on the draft maps.

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?**

**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**

St Mary's Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned separation is based on the existing development capacity. any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

St Mary's Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cluffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

## Important privacy information

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#3052

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alliot Stocker

Name of organisation/business:

Your local board: Not supplied

**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**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which resident use. I strongly oppose the proposed plan to allow high density housing to be built in the St Marys Bay area.

I go to St Mary's College in St Mary's Bay and this change worries me a great deal. We enjoy a great community with parks and light. Please leave it alone.

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 closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 meters of St Marys Bay.

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 closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 meters of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

None of the St Marys Bay suburb is within 400 metres of the city centre. This means St Mary's Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace 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?** Support

**Tell us why**

Within St Mary's Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Area around clusters of heritage houses in St Mary's Bay in addition to those identified on the draft maps.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Mary's Bay collecting all houses of Rating 6, 5 and 4 as sub-areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

St Mary's Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned

separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

St Mary's Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

## Important privacy information

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#3098

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Barry MacDonell

Name of organisation/business:

Your local board: Outside Auckland

**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 further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

It's too much of a blunt instrument to apply as a 'blanket' requirement over large areas. Assessment should be on a case by case basis.  This is applying a de facto zone aimed to stymie intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

See attached comments. 38 – 40 Victoria Road, Devonport The proposal to retain the maximum height limit of 9 m in the Devonport Business Town Centre Zone is not consistent with Central Government's mandate for intensification. Council seems to be relying on its 'Special Character Area' classification to retain the status quo. Special Character is not a matter of national importance. To be a Qualifying Matter, a high evidence threshold is required to be met, where as in this instance Council seems to have undertaken a cursory survey of the Business Town Centre Zone, rather than a detailed site by site analysis. A more rational approach would be to provide for an increase in height, to say 15 m, and then treat each proposal for intensification on a case by case basis, on it's merits, rather than taking the blunt instrument approach that is now being promoted by leaving the whole Business Town Centre as is. Because many of the buildings here have a heritage classification, including the subject property, a resource consent would be required anyway for redevelopment. Council is sending the wrong signal, which will discourage clever and innovative designs that can both provide for intensification and also protect the special character and heritage values. What do the '2 storey' and '3 storey' notations on the plans mean, when there is already a 9 m height limit ? If this is suggesting that the maximum height for the subject property is now 2 storeys, then this is going backwards in respect of intensification, compared to the status quo and what Central Government is mandating. 14 The Esplanade, Campbells Bay The Single House Zone at Campbells Bay is now referred to in the draft plan as 'Two Storey Single Dwelling Residential Area'. The zoning in the AUP however is still Single House Zone, which has a maximum height of 9 m, so it is unclear what the 'Two Storey' notation is seeking to achieve. This zone already has a maximum height, while 'Two Storey' does not seem a particularly clear indication of Council's height expectations. This seems to be directly contravening Central Government's intentions for more intensive residential use by further restricting height. In this medium density zone, is the site subject to the intensification rules that will provide for 3 dwellings, up to 3 storeys high ?

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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## 38 – 40 Victoria Road, Devonport

The proposal to retain the maximum height limit of 9 m in the Devonport Business Town Centre Zone is not consistent with Central Government's mandate for intensification.

Council seems to be relying on its 'Special Character Area' classification to retain the status quo.

Special Character is not a matter of national importance.

To be a Qualifying Matter, a high evidence threshold is required to be met, where as in this instance Council seems to have undertaken a cursory survey of the Business Town Centre Zone, rather than a detailed site by site analysis.

A more rational approach would be to provide for an increase in height, to say 15 m, and then treat each proposal for intensification on a case by case basis, on it's merits, rather than taking the blunt instrument approach that is now being promoted by leaving the whole Business Town Centre as is.

Because many of the buildings here have a heritage classification, including the subject property, a resource consent would be required anyway for redevelopment.

Council is sending the wrong signal, which will discourage clever and innovative designs that can both provide for intensification and also protect the special character and heritage values.

What do the '2 storey' and '3 storey' notations on the plans mean, when there is already a 9 m height limit ? If this is suggesting that the maximum height for the subject property is now 2 storeys, then this is going backwards in respect of intensification, compared to the status quo and what Central Government is mandating.

## 14 The Esplanade, Campbells Bay

The Single House Zone at Campbells Bay is now referred to in the draft plan as 'Two Storey Single Dwelling Residential Area'. The zoning in the AUP however is still Single House Zone, which has a maximum height of 9 m, so it is unclear what the 'Two Storey' notation is seeking to achieve.

This zone already has a maximum height, while 'Two Storey' does not seem a particularly clear indication of Council's height expectations.

This seems to be directly contravening Central Government's intentions for more intensive residential use by further restricting height.

In this medium density zone, is the site subject to the intensification rules that will provide for 3 dwellings, up to 3 storeys high ?

#3125

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Roberts

Name of organisation/business: The New Zealand Arboricultural Association

Your local board: Not supplied

**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**

This type of approach to development (i.e. blanket coverage - everything within and/or everything over X, Y or Z) has been tried and has failed in the past. There is nothing to suggest that the Requirements for Intensification as described will succeed - it is too generic, it is a simple answer to a complex problem and it is likely to create long-term problems and have unintended consequences

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 type of approach to development (i.e. blanket coverage - everything within and/or everything over X, Y or Z) has been tried and has failed in the past. There is nothing to suggest that the Requirements for Intensification as described will succeed - it is too generic, it is a simple answer to a complex problem and it is likely to create long-term problems and have unintended consequences

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

This type of approach to development (i.e. blanket coverage - everything within and/or everything over X, Y or Z) has been tried and has failed in the past. There is nothing to suggest that the Requirements for Intensification as described will succeed - it is too generic, it is a simple answer to a complex problem and it is likely to create long-term problems and have unintended consequences

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 type of approach to development (i.e. blanket coverage - everything within and/or everything over X, Y or Z) has been tried and has failed in the past. There is nothing to suggest that the Requirements for Intensification as described will succeed - it is too generic, it is a simple answer to a complex problem and it is likely to create long-term problems and have unintended consequences

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

This type of approach to development (i.e. blanket coverage - everything within and/or everything over X, Y or Z) has been tried and has failed in the past. There is nothing to suggest that the Requirements for Intensification as described will succeed - it is too generic, it is a simple answer to a complex problem and it is likely to create long-term problems and have unintended consequences

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

We support the proposal to include identified special character areas BUT feel that the character features must include natural features such as Notable Trees, Significant Ecological Areas rules, Riparian Margin and Coastal Pohutukawa as well as architectural or other built features

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

We support the proposal to include identified special character areas BUT feel that the character features must include natural features such as Notable Trees, Significant Ecological Areas rules, Riparian Margin and Coastal Pohutukawa as well as architectural or other built features

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

We support the proposal to include identified special character areas BUT feel that the character features must include natural features such as Notable Trees, Significant Ecological Areas rules, Riparian Margin and Coastal Pohutukawa as well as architectural or other built features

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 support the proposal to include identified special character areas as these include natural features such as Notable Trees, Significant Ecological Areas rules, Riparian Margin and Coastal Pohutukawa as well as architectural or other built features

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

We support the proposal to include identified special character areas BUT feel that the character features must include natural features such as Notable Trees, Significant Ecological Areas rules, Riparian Margin and Coastal Pohutukawa, Historic Heritage features as well as architectural or other built features

## Important privacy information

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#3208

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jodie Campbell

Name of organisation/business:

Your local board: Not supplied

**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 are more suitable locations, like unused office buildings/apartments

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**

these aren't relevant to my area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

these aren't relevant to my 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?** I don't know

**Tell us why**

these aren't relevant to my 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?** I don't know

**Tell us why**

these aren't relevant to my 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.

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**

A great deal of work was put in under the Unitary Plan to identify special character areas requiring 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 not possible to exclude those areas without adversely affecting the integrity of the surrounding high quality character areas

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Retaining the history and character of areas such as Ponsonby Road is crucial to the sense of identity and place for the local community and Auckland 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**

The extremely narrow street/footpath infrastructure of upper North Freemans Bay (like Wood St) is not appropriate for contractor/supply access for building apartment blocks. The six floor plus buildings could see the creation of wind tunnels and extreme street shading with such narrow streets.  Privacy issues created by apartment blocks facing each other across such narrow distances would be extreme.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Many of the streets in Freemans Bay present access difficulties for Fire Service and ambulance vehicles. High rise buildings present a much greater fire hazard for residents than low rise and this will put apartment residents at risk.

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#3211

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Liv Carter

Name of organisation/business:

Your local board: Not supplied

**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 are so many other spaces that are still within this catchment area that are looking derelict, unused, and not historic that should be used first before taking down the actual historic houses and area. It is crazy and the infrastructure is not in place. You are devaluing the whole area instead of utilizing what is available and more suitable first! Other options include land between Beaumont Quarter and St Mary Bay College, Wynyard Quarter, old City Works depot bounded by Wellesley, Nelson and Cook Streets), vacant site Cnr Victoria and Albert Streets

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**

This is not relevant in my area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

This is not relevant in my 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?** I don't know

**Tell us why**

This is not relevant in my 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?** I don't know

**Tell us why**

This is not relevant in my 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.

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**

A great deal of work was put in under the Unitary Plan to identify special character areas requiring protection.

Generally, the special character areas which have been excluded have small section sizes, difficult topography, and infrastructure constraints which make them unsuitable for re-development.

No accounting of the Historical Value is quantified in Council's suggestion for Special Character value. For example, one of the first wooden houses built in the area is found in Elizabeth St. It was built as the residence of Mr. Michael Wood, who created the original Brookville Estate in the 1850s. This comprised the first 121 sections creating much of North Freemans Bay. Largely intact, this house is proposed zone THAB: ie Six-story plus apartment, and thus open to demolition.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

**Tell us why**

'The areas marked in red in Freemans Bay should be included as a qualifying matter for the following reasons :

- Even if not high quality character they are part of an historic suburb and contribute to the retention of Auckland’s history and sense of place

- It is not possible to exclude those areas without adversely affecting the integrity of the surrounding high quality character areas

PLUS - having walked through the area and looking at map provided I believe there are MANY houses that have been graded in correctly - It is a farce!

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Retaining the history and character of areas such as Ponsonby Road is crucial to the sense of identity and place for the local community and Auckland 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**

The existing infrastructure in Freemans Bay will not support intensification due to limited stormwater/sewage capacity. Freemans Bay will not be linked to the Western Interceptor and therefore overflows to the harbor will increase

AND

It makes environmental and financial sense to prioritize development in other areas where existing infrastructure permits. Limited resources require existing infrastructure is put to best use.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 protect these areas that really have a high historic proportion - they are gorgeous, full of character, and absolutely beautiful - wiping all that is there is not the answer there are many areas that have been overlooked and would benefit with some love and attention rather than taking from a beautiful, yet already crowded suburb

## Important privacy information

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#3302

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: T Murphy

Name of organisation/business:

Your local board: Outside Auckland

**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**

More & better bike lanes & free public transport, will help get people out of cars, justifying enlarged catchment area.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

More & better bike lanes & free public transport, will help get people out of cars, justifying enlarged catchment area.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

A 'special character' designation should be decided on a case-by-case basis. We need to build more houses that are fit-for-purpose & reduce carbon over their lifetimes, rather than keeping every old villa irrespective of it specific location.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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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#3366

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Glenn Otto

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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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?** Support

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Ridgeline Protection Overlay
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3442

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mia Smith

Name of organisation/business:

Your local board: Outside Auckland

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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

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.

#3487

# 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: Harriet Gale

Name of organisation/business:

Your local board: Outside Auckland

**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**

Abolish height limits, character areas, setbacks and density restrictions.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

Abolish height limits, character areas, setbacks and density restrictions

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Abolish height limits, character areas, setbacks and density restrictions

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Abolish height limits, character areas, setbacks and density restrictions

5. **What do you think of our proposal to apply the Terrace 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**

Abolish height limits, character areas, setbacks and density restrictions

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

Abolish height limits, character areas, setbacks and density restrictions

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**

Abolish height limits, character areas, setbacks and density restrictions

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

Abolish height limits, character areas, setbacks and density restrictions

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

Abolish height limits, character areas, setbacks and density restrictions

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Abolish height limits, character areas, setbacks and density restrictions and viewshafts

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#3677

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sumanth Seshasayee

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

### Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I 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?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- 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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#3717

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kim Willis

Name of organisation/business:

Your local board: Outside Auckland

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I 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?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3719

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Yang Juan

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3737

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alison Fullerton-Smith

Name of organisation/business:

Your local board: Outside Auckland

**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**

800 metre goes into quiet neighborhoods. Many people take longer than 10 mins to walk 800 meters.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

**Tell us why**

I believe there should be height restricted areas backing on to to heritage/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**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#3761

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Isabella Chisholm

Name of organisation/business:

Your local board: Not supplied

**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**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs.

The walkable route to the City Centre beside the motorway, is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

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 closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 metres of St Marys Bay.

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?** Do not support - I think it should be closer

**Tell us why**

None of the St Marys Bay suburb is within 400 metres of the City Centre.  This means St Mary's Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3775

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Laura McLeod

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

A number of the inner city suburbs were developed a long time ago and include buildings of character. This character, and the character of the suburb would be negatively impacted by intensification. In addition, 1.2km to the edge is unlikely to encourage walking as many destinations would be further than the edge.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

A number of the metropolitan centres were developed a long time ago and include buildings of character. This character, and the character of the suburb would be negatively impacted by 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**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

### Special Character Areas

'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 were developed after rigorous review through council, the environment court and high court and therefore are tested and robust.  In addition, the criteria

currently applied by council (66%) to determine a qualifying matter is arbitrary and not supported by statistical evidence. The way in which areas have been grouped (for example West Herne Bay) also can lead to distorted results. At the very least, all of an area should be considered (for West Herne Bay the inclusion of Herne Bay Road and Masons Ave both of which are fundamental parts of the suburb). The intent of the legislation is also to provide more afortable housing, which is unlikely to happen with the application of these rules in Herne Bay where high land values would preclude low cost housing.

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 currently designated special areas should be included as the current rules have been rigorously tested, including extensive consultation (which cannot be completed with the current short timeframes required by legislation). The councils' current proposed street grouping is arbitrary. All of a suburb with similar characteristics should be grouped together (for example, Marine Parade Herne Bay has a statistically significant number of houses of similar ages to Herne Bay Road and Masons Ave and the areas should therefore be grouped together.

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**

Herne Bay has a combined stormwater and sewerage a

System which is inadequate for current demands, and frequently results in overflow into the sea. Increased intensification would only make this worse. The streets in Herne Bay are narrow, and there is already in adequate parking in many areas. Intensification would make this worse as off-street parking is not mandated in the current proposal.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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- 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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#3784

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Angus Chisholm

Name of organisation/business:

Your local board: Not supplied

**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**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs.

The walkable route to the City Centre beside the motorway, is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

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?** Other

**Tell us why**

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 metres of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Within St Marys Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft maps.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6, 5 & 4 as sub-areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network.  The upgrading of the stormwater/wastewater system and the planned separation is based on the existing development capacity.  Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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)**

St Marys Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

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#3807

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Yingwei Tok

Name of organisation/business:

Your local board: Not supplied

**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**

1.2km is not walkable for most Aucklanders especially when you consider the hilly terrain. 500-800m would be more appropriate

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**

Not relevant for my area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

Not relevant for my 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?** Other

**Tell us why**

This will be a more appropriate walking distance

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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**

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.

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)**

Climate change

## Important privacy information

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#3850

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lachlan Priest

Name of organisation/business:

Your local board: Outside Auckland

**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**

By adding density even further from city centre we will increase the number of people who will use that city centre, which will provide impetus to consider making the centre itself car-free.

We use the term walkable catchment, but alongside the walkable neighbourhoods, Auckland is adding a lot of bike lanes to the city, so we could increase the range to 10-15 minutes on a bike. This will become particularly nice as with the introduction of dense walkable neighbourhoods, we can likely expect fewer/slower drivers in the area, making cycling safer/more enjoyable.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

Same reason as above.

By adding density even further from our metro centres we will increase the number of people who will frequen those metro centres, which will provide impetus to consider making the area itself more interesting.

We use the term walkable catchment, but alongside the walkable neighbourhoods, Auckland is adding a lot of bike lanes to the city, so we could increase the range to 10-15 minutes on a bike. This will become particularly nice as with the introduction of dense walkable neighbourhoods, we can likely expect fewer/slower drivers in the area, making cycling safer/more enjoyable.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

We use the term walkable catchment, but alongside the walkable neighbourhoods, Auckland is adding a lot of bike lanes to the city, so we could increase the range to 10-15 minutes on a bike. This will become particularly nice as with the introduction of dense walkable neighbourhoods, we can likely expect fewer/slower drivers in the area, making cycling safer/more enjoyable.

This means that transit stops will be in higher demand, encouraging investment in more stops and investment in improving existing stops. Public transport can be a virtuous cycle, where the more people using it means we can make it nicer or safer, as we have more funding for it.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Terraced housing can fit around 75 dwellings per hectare, whereas our current single family homes might get 10-25 depending on lot size.

Terraced housing is often only 2-3 floors and no one really considers it to be ultra high density, but it allows us to have 3-7.5 times as many people living in the same area. This, again, allows us to spend more on public transport as their will be greater demand for it. It also means that local stores and restaurants will have a lot more local customers. It also reduces costs in a ton of other ways, the more densely we live, the less civic works our councils need to maintain per dwelling.

NZ holds up this image of being clean and green and wild and natural and I think by making our cities modern and dense, we can enforce tighter city limits to ensure that we maintain the wild and natural spaces which we are currently turning into suburbs.

5. **What do you think of our proposal to apply the Terrace 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**

NZ has an epidemic in our small towns - they all seem to have a net export of citizens. You grow up in a small town, you go away for university and only a small percentage return.

This can be partially resolved by making those small towns nicer to live in - car-free city centres, dense inner neighbourhoods, parks, pools, restaurants. All of that is possible (even in the smallest towns), as long as people live in the city centre itself.

France has farming towns of less than 10000 people with apartment buildings, where the farmers go out to their farm every day, but live in the centre as that is where the baker, butcher, restaurants and people are.

I want NZ to have tier 1, tier 2 and tier 3 cities and I want them all to be places that people would genuinely want to live and have a fulfilling life. To have that, we need some level of density in those places.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The people who built those special character areas would be appalled that we are making them into museums. NZ was founded in a time of progress around the world and everyone was constantly trying to improve upon everything. By keeping these things in stasis, we are likely doing a disservice to their memory.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Just fix the issues, or abandon the area and make it a park. Low density, in a city, is a huge tax burden.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#3963

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lisa Carbines

Name of organisation/business:

Your local board: Not supplied

**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**

No part of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs. The existing walkable route to the City Centre beside the motorway is only suitable in daylight hours. It has no public lighting and assaults which have taken place recently on that route support it being an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, which are not suitable and difficult for a number of different resident groups - particularly very young or old.

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?** Do not support - I think it should be closer

**Tell us why**

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are NOT within 800 metres of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

No part of the St Marys Bay suburb is within 400 metres of the City Centre. This means St Marys Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace 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?** Support

**Tell us why**

Within St Marys Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft maps.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6, 5 & 4 as sub-areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned

separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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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)**

St Marys Bay is bounded to the North by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification needs to be avoided to manage the hazard risk.

## Important privacy information

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#4075

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Elizabeth Rata

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs.

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?** Do not support - I think it should be closer

**Tell us why**

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 metres of St Marys Bay.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

None of the St Mary Bay suburb is within 400 metres of City Centre. This means St Marys Bay is beyond the walkable catchment threshold.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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.

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**Tell us why**

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7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6,5,and 4 as sub-areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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**Tell us why**

St Marys Bay has significant constraints with stormwater, wasterwater and the overall road network. The upgrading of the stormwater/wasterwater ststem and the planned separation is based in the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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)**

St Marys Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

### Important privacy information

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#4154

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Luke Youmans

Name of organisation/business:

Your local board: Not supplied

**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?** Support

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4195

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dominic Leigh

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

A few people deciding which areas should be maintained is to much power . I live on a portion of Queen Street Northcote Point that is being changed to urban yet we are surrounded by heritage. It is reasonable to intensify but it is very important to maintain an architectural integrity to the current heritage areas. A loosening of Auckland Council heritage team power will be welcomed but basic heritage values of architecture are important for the long term integrity of our beautiful city.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

**Tell us why**

Should be about architectural integrity of nee builds in these areas. Tight design rules within the new sizings

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.

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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)**

Cannot allow one area to build into view of those further back while restricting them. Should be fear to all.

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#4215

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alison Wheatley-Mahon

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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- a 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**

As a resident of the area I know exactly what a walkable catchment is for the area. Based on my own experience I know people will generally only from from as New World Victoria Park to go to the city centre.

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**

these issues aren't relevant to my area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

**Tell us why**

These issues aren't relevant to my 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.

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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**

These issues aren't relevant to my 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?** I don't know

**Tell us why**

These issues aren't relevant to my 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.

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**

A great deal of work was put in under the Unitary Plan to identify special character areas requiring protection. The amount of land which would be made available for redevelopment by excluding certain special character areas is very small. Generally the special character areas which have been excluded have small section sizes, difficult topography and infra-structure constraints which make them unsuitable for re-development. No accounting of the Historical Value is quantified in Council's suggestion for Special Character value. For example, one of the first wooden houses built in the area is found in Elizabeth Street. It was built as the residence of Mr Michael Wood, who created the original Brookville Estate in the 1850's. This comprised of the first 121 sections creating much of North Freemans Bay. Largely intact, this house is proposed zone THAB: ie six story plus apartments, and thus open to demolition. THIS IS MY HOME. I have pains-takingly restored this precious 1850's house. It breaks my heart thinking about 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**

The areas marked in red in Freemans Bay should be included as a qualifying matter for the following reasons - even if not high quality character they are part of an historic suburb and contribute to the retention of Auckland's history and sense of place and it is not possible to exclude those areas with out adversely affecting the integrity of the surrounding high quality character areas.

8. **What do you think of the proposed business special character areas that we have identified?** Support

**Tell us why**

Retaining the history and character of areas such as Ponsonby Road is crucial to the sense of identity and place for the local community and Auckland 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**

the existing infra-structure in Freemans Bay will not support intensification due to limited storm water and sewage capacity. Freemans Bay will not be linked with the Western Interceptor and therefore overflows to the harbour will increase. Many of the streets in Freemans Bay present access difficulties for Fire Service and ambulance vehicles. High rise buildings present a much greater fire hazard for residents than low rise and this will put apartment residents at risk. The extremely narrow street and footpath infra-structure of upper North Freemans Bay, like Wood Street, is not appropriate for contractor and supply access for building apartments.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Climate Change. Freemans Bay has significant vegetation and green areas which provide environmental and cooling benefits to the Central City. Intensification will result in loss of these benefits at a time when climate change requires their retention.

**Important privacy information**

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#4235

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Isabela Landon-Lane

Name of organisation/business:

Your local board: Not supplied

**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 St Marys Bay district is beyond 1200 meters to the city center amenities such as entertainment venues, retail, transport hubs, restaurants. Further, the only route to/from the city center that has a gentle walking gradient is both poorly lit and potentially unsafe during, particularly, the hours of darkness, with confrontations with mischief-makers and/or malcontents being entirely likely. Other better-lit routes and arguably safer routes include steep grades unsuitable at night for the population cohorts of St Marys Bay. The populace includes the elderly/infirm to the ever-increasing number of younger families in the location with pushchairs, small trikes, and the like - the alternative routes are largely unsuitable for these community members.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

The walking catchment is irrelevant when considered in the context that the suburbs with significant historic value in Auckland all reside within the 800 meters of the metropolitan center. Take St Marys Bay and other waterfront areas when you consider the early Maori settlements, the early boat building from the 1800s, and the establishment of those early communities, therefore if some of the early buildings from the 1900s and earlier are allowed to be removed with no consideration to the above, we will have a characterless city. We only need look at the losses and redevelopment of Christchurch CBD for greater evidence.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

We support a walkable catchment of 800 meters from rapid transit stops where this is established in areas that are suitable for high-density dwellings where it does not desecrate or diminish the character and history that Auckland has so far managed to retain. This is particularly important as we are a young country with little history compared to European nations, and therefore what we have, should be protected at all costs. None of the St Marys Bay suburb is within 400 meters of the City Centre. This means St Mary's Bay is beyond the walkable catchment threshold.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and 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 town centers, eg. CBD where a high concentration of businesses and employment exists then the opportunity for those to work and live quality lives within walking distance is generally a good solution. However, it should be sympathetic to the nature and community values of any given center or suburb and the people who reside within it and the lives and values they have invested into the fabric of their community.

5. **What do you think of our proposal to apply the Terrace 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**

In town centers, eg. CBD where a high concentration of businesses and employment exists then the opportunity for those to work and live quality lives within walking distance is generally a good solution. However, it should be sympathetic to the nature and community values of any given center or suburb and the people who reside within it and the lives and values they have invested into the fabric of their 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

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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**

Within St Marys Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft maps. I support that identifying Special Category areas within the plan is essential. The areas identified as heritage properties in parts of St Marys Bay should be extended to all areas where there are buildings with historic heritage of grades 4 through 6.

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 support that identifying Special Category areas within the plan is essential. The areas identified as heritage properties in parts of St Marys Bay should be extended to all areas where there are buildings with historic heritage of grades 4 through 6.

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**

Business areas should not further increase into existing established areas driving people out of their communities.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 St Marys Bay district has significant infrastructure constraints with well-documented issues with wastewater and stormwater separation and systems management. Improvements to the waste and surface water systems already completed, and those in progress, have been based on current population densities. Densification of the residential properties within St Marys Bay will, of course, mean that the current upgrades to the waste and stormwater systems will be inadequate to deal with an increased population density. The secondary road system within St Marys Bay is narrow with barely adequate off-road parking and on-street parking at present. Densification would only exacerbate an already significant shortcoming in the key infrastructure of St Mary's Bay.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4327

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Simone Vincent

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

**Tell us why**

There are so many suburbs in Auckland that should retain a certain gentleness to keep Auckland an attractive city and one of the most beautiful areas in Auckland is Herne Bay.  This gives way for grotesque and unmatching areas in which can be redeveloped.

We would prefer the whole existing character area in the AUP be retained as a qualifying matter as is. but never the less, in particular - Galatea Terrace, Upton Street, Annan Street, Wolseley Avenue and Marine Parade should remain protected.

Whilst rezoning and intensification are important, the area in Herne Bay needs correct acknowledgement that collectively amongst a lot of heritage homes in the area, sees also character homes that makes this a unique area.

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**

All special areas should be included as that is the only fair way to proceed under the short time frames being forced by legislation on the process.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

We already have had WaterCare attending to Raw Sewerage on our lawns a number of times pre, during and post covid, in heavy downpours - and as stated by the attending personnel - the combined sewerage and stormwater drains can't handle the existing volume and certainly will not be able to cope with the proposed changes. There is insufficient infrastructure in place in the first instance with pressure on the systems as it stands.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4428

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Agaimalo Oloapu

Name of organisation/business:

Your local board: Not supplied

**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**

to facilitate peoples movement

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

fair walking distance for people to reach transportation depot

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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- 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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#4429

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tai Taisi

Name of organisation/business:

Your local board: Not supplied

**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**

thats not 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**

good walk for health

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4430

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tuala Alofa

Name of organisation/business:

Your local board: Not supplied

**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**

bit too far for old people like me

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**

cant walk long distance

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- 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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#4431

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Alatasi Leti

Name of organisation/business:

Your local board: Not supplied

**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**

far for me

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**

should be within 500m at least

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4432

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nuumai Lafaaua

Name of organisation/business:

Your local board: Not supplied

**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**

15mins walk is too long for old people who cant walk that long

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**

should bring little bit closer

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4433

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: herbert ben

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4434

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pat Ben

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

good proposal

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good proposal

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4435

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ann Godi

Name of organisation/business:

Your local board: Not supplied

**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**

i live close in the area, would be good though

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4436

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Soteria Perive

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4437

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Siga Perive

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4438

# Government's new housing rules: What it means for Auckland

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Name: Papu Perive

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4439

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taulopa Tito

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

minimise pollution

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves the environment from vehicle gases

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4440

# Government's new housing rules: What it means for Auckland

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Name: Lu Ioane

Name of organisation/business:

Your local board: Not supplied

**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**

good working exercise

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 your health

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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- 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.

#4441

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Toma Leota

Name of organisation/business:

Your local board: Not supplied

**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**

too far

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**

thats a long walk for old age

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4442

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Susan Erwin

Name of organisation/business:

Your local board: Not supplied

## 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?** Do not support - I think it should be closer

**Tell us why**

5mins walk will do

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**

less than 10 mins would be great

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4443

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Litia Leauvaa

Name of organisation/business:

Your local board: Not supplied

**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**

think too far

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**

cant walk that long my own view

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4444

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faafetai

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

less pollution from vehicle gases

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 health benefits

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4445

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tua Ogaumu

Name of organisation/business:

Your local board: Not supplied

**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**

for environmental advantages

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

environmental benefits

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#4446

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Fetoai Ioane

Name of organisation/business:

Your local board: Not supplied

**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**

to make transportation easier

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

easy to get to stations

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4447

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Otineru Tito

Name of organisation/business:

Your local board: Not supplied

**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**

too far

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**

must be with 5 mins walk

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4448

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Salafai Ioane

Name of organisation/business:

Your local board: Not supplied

**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**

good for work out

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for work out

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- 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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#4449

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nerisa Andrew

Name of organisation/business:

Your local board: Not supplied

**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**

good for me no money to pay hop up card

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for me no money to pay hop up card

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4450

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: John Walter

Name of organisation/business:

Your local board: Not supplied

**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**

good to save money and use foot

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to save money and use foot

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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?**

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#4451

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dan Betham

Name of organisation/business:

Your local board: Not supplied

**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.

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal 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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#4452

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Name: Kiaga Ili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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#4453

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Name: Maggie Fruean

Name of organisation/business:

Your local board: Not supplied

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**Tell us why**

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less housing problems, more convinient

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Name: Jeannie Shuster

Name of organisation/business:

Your local board: Not supplied

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easy to catch train and bus

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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

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These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4456

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nara Puni

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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#4457

# Government's new housing rules: What it means for Auckland

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Name: Nela Solomon

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#4458

# Government's new housing rules: What it means for Auckland

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Name: Josie Hunt

Name of organisation/business:

Your local board: Not supplied

**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**

good plan Auckland Council

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good plan Auckland Council

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#4459

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Luisa Samuelu

Name of organisation/business:

Your local board: Not supplied

**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**

saves people money and walk for exercise

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves people money and walk for exercise

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#4460

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Name: Palepa Tioni

Name of organisation/business:

Your local board: Not supplied

**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?** Do not support - I think it should be closer

**Tell us why**

should make closer less than 10mins walk pls

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**

should make closer less than 10mins walk pls

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#4461

# 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: Seigafo Fiape

Name of organisation/business:

Your local board: Not supplied

**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**

for a change

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

for a change

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4462

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mara Godinet

Name of organisation/business:

Your local board: Not supplied

**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**

must be a good change to ease movement of people live in the area

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

must be a good change to ease movement of people live in the area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#4463

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sealii Etuale

Name of organisation/business:

Your local board: Not supplied

**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**

less spending less time

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

less spending because you can walk

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4464

# Government's new housing rules: What it means for Auckland

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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 E

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

it is safe for people

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

it is safe for people

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4465

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pene Pili

Name of organisation/business:

Your local board: Not supplied

**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**

less travel time for travellers

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

less travel time for travellers

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4466

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Valentine Faafetai

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

to improve our transportation routes

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve our transportation routes

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4467

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stella Fialua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4468

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sosefina Fialua

Name of organisation/business:

Your local board: Not supplied

**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**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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#4469

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Ioana Fialiua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

if it makes travelling time better then why not

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 it makes travelling time better then why not

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## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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- 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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#4470

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Siaosi Fialua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
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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).

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#4471

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## Your details

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Name: Time Fialua

Name of organisation/business:

Your local board: Not supplied

**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**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**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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#4472

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Diana Michael

Name of organisation/business:

Your local board: Not supplied

**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**

if it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4473

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Iese Fialua

Name of organisation/business:

Your local board: Not supplied

**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**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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#4474

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Matagofie Ioane

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4475

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Showna Fialua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**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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#4476

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ite Fialua

Name of organisation/business:

Your local board: Not supplied

**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.

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**Tell us why**

if it makes travelling time better then why not

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 it makes travelling time better then why not

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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**Tell us why**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4477

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Zan S

Name of organisation/business:

Your local board: Not supplied

## 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**

to improve travel choices for public transport for the general public

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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#4478

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Desh S

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

to improve travel choices for public transport for the general public

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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#4479

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Toetu Oloapu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

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**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4481

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kenu Oloapu

Name of organisation/business:

Your local board: Not supplied

**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**

to improve travel choices for public transport for the general public

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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**Tell us why**

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**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4482

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mafi Su'a

Name of organisation/business:

Your local board: Not supplied

**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**

to improve travel choices for public transport for the general public

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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7. **What do you think of the proposed residential special character areas that we have identified?**

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8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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#4483

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Maffy Tuaa

Name of organisation/business:

Your local board: Not supplied

**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**

to improve travel choices for public transport for the general public

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4484

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ana Oloapu

Name of organisation/business:

Your local board: Not supplied

**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**

to improve travel choices for public transport for the general public

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to improve travel choices for public transport for the general public

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

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**Tell us why**

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4485

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taimalie Time

Name of organisation/business:

Your local board: Not supplied

## 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 cant walk that long

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**

far to me

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4486

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Emi Faamanu

Name of organisation/business:

Your local board: Not supplied

**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**

must be hard for old aged

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**

good if its 500m distance

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4487

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mulipola Leaupepe

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

great development for people who cannot afford car and with petrol prices increased

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

great development for people who cannot afford car and with petrol prices increased

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4488

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: P Leaupepe

Name of organisation/business:

Your local board: Not supplied

**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**

great development for people who cannot afford car and with petrol prices increased

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

great development for people who cannot afford car and with petrol prices increased

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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## Other qualifying matters

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#4489

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Delorris Leaupepe

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

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#4490

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Name: Tai Leaupepe

Name of organisation/business:

Your local board: Not supplied

**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**

great development for people who cannot afford car and with petrol prices increased

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

great development for people who cannot afford car and with petrol prices increased

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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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.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4491

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lepa Leaupepe

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4492

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Romania Leaupepe

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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great development for people who cannot afford car and with petrol prices increased

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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## Other qualifying matters

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#4493

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lorenzo L

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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Name: Leaupepe Ioane

Name of organisation/business:

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- 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.

#4495

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tito Leaupepe

Name of organisation/business:

Your local board: Not supplied

**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**

great development for people who cannot afford car and with petrol prices increased

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

great development for people who cannot afford car and with petrol prices increased

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:

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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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#4496

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sala Leaupepe

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

great development for people who cannot afford car and with petrol prices increased

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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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#4497

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Leleimalo Tuala

Name of organisation/business:

Your local board: Not supplied

**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**

economic benefits

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 economic growth

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4498

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Queen Marro

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

the area would be overcrowded

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**

unhealthy i think too many people in the area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4499

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ana Su'a

Name of organisation/business:

Your local board: Not supplied

**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**

should be easy to access govt facilities

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 easy to access govt facilities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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.

#4500

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pat M

Name of organisation/business:

Your local board: Not supplied

**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**

sustainable developments advantages for people

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

should be easy to access govt facilities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4501

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Asi Alofa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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These are subject to modifying factors such as landscape, for example steep hills, and 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**

saves money use walkable paths

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves money use walkable paths

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4502

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nina Naea

Name of organisation/business:

Your local board: Not supplied

**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**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4503

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kisa A

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

promote healthy living

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

promote healthy living

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4504

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tommy Lafauua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

because im a student and i  dont have a car now so its good to walk catach the bus

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

because im a student and i  dont have a car now so its good to walk catach the bus

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4505

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lanta Lafaaua

Name of organisation/business:

Your local board: Not supplied

**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**

because im a student and i  dont have a car now so its good to walk catach the bus

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

because im a student and i  dont have a car now so its good to walk catach the bus

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4506

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Papu Lafaaua

Name of organisation/business:

Your local board: Not supplied

**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**

because im a student and i  dont have a car now so its good to walk catach the bus

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

because im a student and i  dont have a car now so its good to walk catach the bus

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4507

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Faimalo T

Name of organisation/business:

Your local board: Not supplied

**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 walk using a rod, cant really know if its easier for me to get there

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

i walk using a rod, cant really know if its easier for me to get there

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4508

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Seumanu T

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

dont want many house close to me

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**

too risky if close o my house

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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**Tell us why**

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**Tell us why**

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4510

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: TINO SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

TOO CROWDED AND WILL BE NOT UNSAFE

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**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4511

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: QUEDOSH SHEPPARD

Name of organisation/business:

Your local board: Not supplied

**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**

SAFETY FIRST

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**

FOR SAFETY

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4512

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Desh Sheppard

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

if accidents happen would be dangerous for us nearby

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**

take few further meters from where people live pls

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4513

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Mafi O

Name of organisation/business:

Your local board: Not supplied

**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**

should be fine

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for people use the area much

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4514

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tua Ogaumu

Name of organisation/business:

Your local board: Not supplied

## 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**

too close

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**

take a little further

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

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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

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.

#4515

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: F Maiava

Name of organisation/business:

Your local board: Not supplied

**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**

should less than 5 mins walk

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 say 5 mins walk i agree

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4516

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Pat Mulipola

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

building high story houses could be dangerous at times of accidents

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**

building high story houses could be dangerous at times of accidents

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4517

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Afega Ifopo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4518

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Malo Taisi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

good if far from where people live within town centres

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

good if far from where people live within town centres

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4519

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nanai Asiasiga

Name of organisation/business:

Your local board: Not supplied

## 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**

for easy accessibility to public services

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

for easy accessibility to public services

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

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**Tell us why**

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**Tell us why**

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We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4520

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Leleimalemalo N

Name of organisation/business:

Your local board: Not supplied

**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**

traffic will be jammed

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**

must traffic also

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4521

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lupematasila Lotoalofa

Name of organisation/business:

Your local board: Not supplied

**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**

too many people live in the area is not healthy

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**

too many people live in the area is not healthy

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4522

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maiava Alofa

Name of organisation/business:

Your local board: Not supplied

**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**

many houses within one place too much noise

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**

many houses within one place too much noise

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**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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#4523

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tuato Asi

Name of organisation/business:

Your local board: Not supplied

**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**

for safety

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**

for safety

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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#4524

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mulipola Siga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

high buildings would be a great risk to us living near it

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

high buildings would be a great risk to us living near it

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4525

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Siaosi OLO

Name of organisation/business:

Your local board: Not supplied

**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**

easy access to needed services

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

easy access to needed services

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4526

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Asiasiga Naseri

Name of organisation/business:

Your local board: Not supplied

**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**

good to have sustainable developments in place

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to have sustainable developments in place

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4527

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faavae Koloz

Name of organisation/business:

Your local board: Not supplied

**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**

good for people dont have enough money to pay for train fare

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for people dont have enough money to pay for train fare

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4528

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lina Sooa

Name of organisation/business:

Your local board: Not supplied

**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**

good for people using them often

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for people using them often

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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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#4529

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Apaula Sooa

Name of organisation/business:

Your local board: Not supplied

**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**

to less gas emission

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to less gas emission

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4530

# Government's new housing rules: What it means for Auckland

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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 Westerlund

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

to have more houses built is good

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

to have more houses built is good

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4531

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: HOSANNA IFOPO

Name of organisation/business:

Your local board: Not supplied

**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**

MORE WALKABLE PATHS LESS POLLUTION FROM VEHICLES

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

MORE WALKABLE PATHS LESS POLLUTION FROM VEHICLES

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4532

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mele Mulinuu

Name of organisation/business:

Your local board: Not supplied

**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**

for environmental benefits too

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 environmental benefits too

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4533

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Uga Tolo

Name of organisation/business:

Your local board: Not supplied

**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**

very convenient

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

very convenient

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Other qualifying matters

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4538

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Temukisa Ili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4539

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Dizze T

Name of organisation/business:

Your local board: Not supplied

## 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?** Do not support - I think it should be closer

**Tell us why**

maybe move a little bit closer

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**

move closer to depots

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4540

# Government's new housing rules: What it means for Auckland

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Name: Doreen Stowers

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

city centres already packed

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**

move away from shopping centres

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4542

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Mulipola Ivar

Name of organisation/business:

Your local board: Not supplied

**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**

good to have more housing provision

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

more and more houses available maybe

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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**Tell us why**

## Infrastructure constraints

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#4543

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Name: terry vincent

Name of organisation/business:

Your local board: Not supplied

**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?** Do not support - I think it should be further

**Tell us why**

there would be more and more people and more air pollution haha

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**

say no to air polution pls

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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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

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.

#4544

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Torin S

Name of organisation/business:

Your local board: Not supplied

**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 have a right to choose

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

because i dont want to

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4545

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maureen Asiaaiga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

for safety

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**

consider safety of people first

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4546

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Amata Loma

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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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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#4548

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Juiet Venaale

Name of organisation/business:

Your local board: Not supplied

**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 further

**Tell us why**

maybe move a little far behind

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**

too close

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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## Other qualifying matters

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#4549

# Government's new housing rules: What it means for Auckland

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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 Lee

Name of organisation/business:

Your local board: Not supplied

**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**

should be within 200m walk

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**

prefer 200m distance

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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**Tell us why**

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**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4550

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Brett Loimata

Name of organisation/business:

Your local board: Not supplied

**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 want 100m

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**

100m walk is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4551

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sepora Supavaisao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

ok to catch the bus this distance

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

ok for me

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4552

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Frankie Sinai

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

if helps clean environment ok

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 this help clean air its ok to me

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4553

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ioka A

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

because its too near where people live

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**

because too close to where people resides

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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## Other qualifying matters

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#4554

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Arona

Name of organisation/business:

Your local board: Not supplied

**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**

1200m is a long distance walk

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

do 5min walking distance

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#4555

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Katie Tovia

Name of organisation/business:

Your local board: Not supplied

**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**

saves$

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves time&$

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4556

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Elizabeth Seemanu

Name of organisation/business:

Your local board: Not supplied

**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**

for a change

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

lets see if it helps people and govt

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4557

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nati Loia

Name of organisation/business:

Your local board: Not supplied

**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**

support government project for many reasons

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support governemnt project for otjer reasons too

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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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#4558

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tai Loban

Name of organisation/business:

Your local board: Not supplied

**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**

less traffic less air contaminated

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

less traffic congestions

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- 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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#4559

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jireh Naseri

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4560

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Afatia Suauu

Name of organisation/business:

Your local board: Not supplied

**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**

too close

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4561

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Neemia Neemia

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

far im having leg problems

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**

cant walk more than 5mins

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4562

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Raider Tuala

Name of organisation/business:

Your local board: Not supplied

**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**

15mins walk good for your health

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

10mins walk good for your body

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4563

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faamasani Nepo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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#4564

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Valentine F

Name of organisation/business:

Your local board: Not supplied

**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**

good initiative by Auckland council

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support the move for developments

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4565

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Elenoa Kwan

Name of organisation/business:

Your local board: Not supplied

**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**

already we have heaps of our neighborings if more people moving in too much issues might be

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**

already we have heaps of our neighborings if more people moving in too much issues might be

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4566

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lauren Esmay

Name of organisation/business:

Your local board: Not supplied

**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**

saves people from spending on fares

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves people from spending on fares

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4567

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Laueni Ifopo

Name of organisation/business:

Your local board: Not supplied

**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**

save people from travelling far to catch transport

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

save people from travelling far to catch transport

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4568

# Government's new housing rules: What it means for Auckland

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Name: Francella Ifopo

Name of organisation/business:

Your local board: Not supplied

**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**

good to minimise greenhouse effects

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to minimise greenhouse effects

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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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)**

## Important privacy information

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#4569

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faranisela Tuala

Name of organisation/business:

Your local board: Not supplied

**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**

good if helps reduce housing costs

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good if helps reduce housing costs

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4570

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Logoitino Nuanua

Name of organisation/business:

Your local board: Not supplied

**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**

save travel time

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

save travel time

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4575

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Foua Sasao

Name of organisation/business:

Your local board: Not supplied

**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**

would be good to have walkable zones

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

would be good to take walk for exercise

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4576

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Louise Frost

Name of organisation/business:

Your local board: Not supplied

**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**

for conviniency

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

more convinienient

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4577

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Neri Nusipepa

Name of organisation/business:

Your local board: Not supplied

**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**

good try new things and see if it works

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

go for changes

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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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?**

**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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#4578

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Moana Sia

Name of organisation/business:

Your local board: Not supplied

**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**

to encourage people to walk for just 15mins

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

encourage people to walk for 10mins is good

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4579

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Leaupepe Pili

Name of organisation/business:

Your local board: Not supplied

**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**

im old man should bring close

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**

maybe move in alittle bit

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4580

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kaddosh Mulipola

Name of organisation/business:

Your local board: Not supplied

**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**

walk for your health

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4581

# Government's new housing rules: What it means for Auckland

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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 Etuale

Name of organisation/business:

Your local board: Not supplied

**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**

promote healthy lifestyle

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

promote healthy lifeatyle thru walking

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?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4582

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Beritt tuala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

less cars less pollution

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

less air pollution

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4583

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Aggie Chricton

Name of organisation/business:

Your local board: Not supplied

**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**

sustainable developments

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

sustainable developments

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4584

# Government's new housing rules: What it means for Auckland

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Name: Petaia Tuala

Name of organisation/business:

Your local board: Not supplied

**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**

way too far

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**

far pls

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4585

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Iupeli Von

Name of organisation/business:

Your local board: Not supplied

**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**

10mins walk

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**

5 mins walk

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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**Tell us why**

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**Tell us why**

## Other qualifying matters

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#4586

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Nainai Tavana

Name of organisation/business:

Your local board: Not supplied

**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**

good

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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**Tell us why**

## Other qualifying matters

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#4587

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sonny Sua

Name of organisation/business:

Your local board: Not supplied

**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**

great to see these changes

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

look forward to see these new things

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4588

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Viiga Ian

Name of organisation/business:

Your local board: Not supplied

**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**

great sustainable developments

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

great developments

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4589

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sarona Seiuli

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

saves people money

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves travellers times

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4590

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Toleafoa Faafia

Name of organisation/business:

Your local board: Not supplied

**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**

provide housings for people

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4591

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Wayne Jairus

Name of organisation/business:

Your local board: Not supplied

**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**

more houses

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to have more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
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#4592

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jireh Laimoni

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

less travel time

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

less money spend

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4593

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Timothy Foli

Name of organisation/business:

Your local board: Not supplied

**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**

should build further

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**

should be far from main centres

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4594

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Neemiah N

Name of organisation/business:

Your local board: Not supplied

**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**

me is too old

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

my old person

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4595

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Matalena Sio

Name of organisation/business:

Your local board: Not supplied

**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**

many housing provision is good

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

provide more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4596

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Name: Mark

Name of organisation/business:

Your local board: Not supplied

## 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**

needed more and more houses

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

need more and more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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- 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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#4597

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: AJ Aloga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4598

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Name: Siliga Pulu

Name of organisation/business:

Your local board: Not supplied

**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**

saves environment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

saves env

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4599

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Donna M

Name of organisation/business:

Your local board: Not supplied

**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**

need clean air

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

need clean environment

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

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**Tell us why**

## Other qualifying matters

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#4600

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Polu Fale

Name of organisation/business:

Your local board: Not supplied

**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**

good project

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good project

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4601

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Name: Akenesa L

Name of organisation/business:

Your local board: Not supplied

**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**

good walking distance

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

10 mins is fair enough

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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**Tell us why**

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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.

#4602

# 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: Koreti Ioane

Name of organisation/business:

Your local board: Not supplied

**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**

too close

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**

suggest further meters

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4603

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Epifania Iosefo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

add more meters away

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 add more meters away from.town centres

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4604

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ainsley Yandall

Name of organisation/business:

Your local board: Not supplied

**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**

for who cant afford cars

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

walk is better

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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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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#4610

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Solomona Sasita

Name of organisation/business:

Your local board: Not supplied

**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**

minimise vehicle gas pollution

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

minimise vehicle gas pollution

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4611

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Tavoi S

Name of organisation/business:

Your local board: Not supplied

**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**

good for users

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for users

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4612

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lene S

Name of organisation/business:

Your local board: Not supplied

**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**

for economic growth

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 economic growth

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4613

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ricky West

Name of organisation/business:

Your local board: Not supplied

**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**

too risky

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**

too risky

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4614

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maina Leo

Name of organisation/business:

Your local board: Not supplied

**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**

not suitable for old people

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**

not ok for people on wheelchair

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4615

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Patosina Utai

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

good for wellbeing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for wellbeing

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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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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- 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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#4616

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Litia Nepo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

good for exercise

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for exercise

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4617

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faamuli Mua

Name of organisation/business:

Your local board: Not supplied

**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**

for social benefits

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 social benefits

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4624

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eric Niu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

people.will be finding much easier this way

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

people.will be finding much easier this way

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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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?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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?**

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## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4625

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Semau Po

Name of organisation/business:

Your local board: Not supplied

**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**

cities are growing fast in#

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

cities are growing fast in#

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4626

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Timani Sani

Name of organisation/business:

Your local board: Not supplied

**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**

for wellbeing

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for wellbeing

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4627

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Dominic Aiolupotea

Name of organisation/business:

Your local board: Not supplied

**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**

for healtj

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for peoples health

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4628

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ah Poe

Name of organisation/business:

Your local board: Not supplied

**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**

better access

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

better access

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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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- 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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#4629

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sam Tui

Name of organisation/business:

Your local board: Not supplied

**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?** Do not support - I think it should be further

**Tell us why**

for safety

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**

safety is my priority

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4630

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faasao Chan

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

should close

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**

has to be near

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4631

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Sylvia Leota

Name of organisation/business:

Your local board: Not supplied

**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**

for better access

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

better access

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- 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.

#4632

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Antonia Tanielu

Name of organisation/business:

Your local board: Not supplied

**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**

good facilities

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

great facilities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4633

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sina Reti

Name of organisation/business:

Your local board: Not supplied

**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**

service provision

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

service provision

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4634

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Martin S

Name of organisation/business:

Your local board: Not supplied

**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**

good for future generation

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 future generations

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- 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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#4635

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Anita Jamieson

Name of organisation/business:

Your local board: Not supplied

**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**

assist people for travelling

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

assist people for travelling

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4636

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Orita Suena

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

support Auckland Councils plans

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support Auckland councils plans

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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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.

#4637

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mohammed Tusani

Name of organisation/business:

Your local board: Not supplied

**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**

excellent initiative

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

excellent initiative

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4638

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Leapaga Ah

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4639

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ioasa Taulauniu

Name of organisation/business:

Your local board: Not supplied

**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**

promote sustainable developments

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

promote sustainable developments

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4640

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Regina Tofilau

Name of organisation/business:

Your local board: Not supplied

**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**

more housing i guess

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

more housing i guess

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#4641

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Palepa Tionisio

Name of organisation/business:

Your local board: Not supplied

**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**

more jobs

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

more job

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4642

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Showna Siaosi

Name of organisation/business:

Your local board: Not supplied

**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**

increase government revenue

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

increase government revenue

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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#4643

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Name: Vernia S

Name of organisation/business:

Your local board: Not supplied

**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**

improve houses

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

improve houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

## Other qualifying matters

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#4644

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Maiava Sauni

Name of organisation/business:

Your local board: Not supplied

**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**

generate income

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

generate income

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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## Infrastructure constraints

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#4645

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Name: Elia Masoe

Name of organisation/business:

Your local board: Not supplied

**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**

better choices

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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Name: Fotuaava N

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

must be cheaper

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**Tell us why**

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4647

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: May Lilomaiava

Name of organisation/business:

Your local board: Not supplied

**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**

good for transportation wise

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for transportation wise

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

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8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4648

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Nathan Tuato

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4649

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Maitua Elia

Name of organisation/business:

Your local board: Not supplied

**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**

for economic development of the county

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 economic development of the count

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4657

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Koreti Filipo

Name of organisation/business:

Your local board: Not supplied

**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 further

**Tell us why**

too much noises

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**

too much noise

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

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**Tell us why**

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#4658

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eddie Taua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

many people will be moving in

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**

many people will be moving in

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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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## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4659

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Mike Fialua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

might cause many issues

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**

might cause many issues

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

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**Tell us why**

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#4660

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Name: Ena Tuaoi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

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**Tell us why**

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#4661

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rachel Sua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

overcrowded

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**Tell us why**

overcrowded

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**Tell us why**

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Name: Leata Saumani

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

unsafe too many people in the city centres

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#4663

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Harry Lua

Name of organisation/business:

Your local board: Not supplied

**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**

do somewhere else

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**

do somewhere else

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4664

# Government's new housing rules: What it means for Auckland

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Name: Maria Sone

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** 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**

good for welfare

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4665

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Chris Emani

Name of organisation/business:

Your local board: Not supplied

**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**

easy to travel

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

for people to travel

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4666

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Esmay Ulia

Name of organisation/business:

Your local board: Not supplied

**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**

move in a little bit

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**

move in a little bit

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4667

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Sosefina Fialua

Name of organisation/business:

Your local board: Not supplied

**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**

good changes

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good changes

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4668

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Fale Suafoa

Name of organisation/business:

Your local board: Not supplied

**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**

environmental advantages

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

environmental advantages

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4669

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: David Scanlan

Name of organisation/business:

Your local board: Not supplied

**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**

good for people

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for people

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4670

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ituau Samuela

Name of organisation/business:

Your local board: Not supplied

**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**

find bus easy

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

find bus easy

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4671

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Gaea Sualauvi

Name of organisation/business:

Your local board: Not supplied

**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**

eaay to get to bus stations

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

easy to get to bus station

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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#4672

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Charity I

Name of organisation/business:

Your local board: Not supplied

**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**

get to train fast

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

get to train fast

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4673

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lesina Fili

Name of organisation/business:

Your local board: Not supplied

**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**

good for travellers

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good for travellers

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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## Other qualifying matters

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#4674

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Name: Filioata Puepuemai

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#4675

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Name: Ivana L

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

im old

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

**Tell us why**

im old

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#4676

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: June Samia

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

too close

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**Tell us why**

too close

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**Tell us why**

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#4677

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Name: Tomasi S

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

Simona Kiliata

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**Tell us why**

unhealthy for people to crowded

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**Tell us why**

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4678

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Violeti D

Name of organisation/business:

Your local board: Not supplied

**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**

maybe too much troubles if many people living in the cities

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 too much troubles if many people living in the cities

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

## Other qualifying matters

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#4679

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Name: Aliamu T

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

cant walk that long

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**

cant walk that long

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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#4680

# Government's new housing rules: What it means for Auckland

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Name: Jason Pulu

Name of organisation/business:

Your local board: Not supplied

**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**

3mins walk

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 mins walk

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#4681

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Name: Mary Pou

Name of organisation/business:

Your local board: Not supplied

**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**

good choices for transport

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good choices for transport

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

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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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#4682

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Name: May Filo

Name of organisation/business:

Your local board: Not supplied

## 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 further

**Tell us why**

maybe will be huge traffic block

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 will be huge traffic block

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4683

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Lanuola Nepo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

far

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**Tell us why**

far

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#4684

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Name: Sheena Luatuao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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#4685

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Etevise Vena

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

good to move in closer

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**

good to move in closer

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**Tell us why**

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Name: Sioeli.Reno

Name of organisation/business:

Your local board: Not supplied

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good if right where the bus stop is

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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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#4687

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Daniela Roberts

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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#4688

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## Your details

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Name: Selesa Olo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

help the economy

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**Tell us why**

help economy

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4689

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Zack Tomasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

for clean air

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**

for clean air

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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#4690

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Tautiaga Ili

Name of organisation/business:

Your local board: Not supplied

**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 further

**Tell us why**

i dont want high building close to us

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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#4691

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Name: Naseri Ili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4692

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Suasami Ili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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## Other qualifying matters

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4693

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Faamanu Ili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

i dont want high building close to us

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

## Infrastructure constraints

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#4694

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Siatunuu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

i dont want high building close to us

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as 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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#4695

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Esther Ili

Name of organisation/business:

Your local board: Not supplied

**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 further

**Tell us why**

i dont want high building close to us

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

i dont want high building close to us

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Other qualifying matters

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#4710

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Toelau Taisi

Name of organisation/business:

Your local board: Not supplied

**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**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4711

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taulapapa Ifopo

Name of organisation/business:

Your local board: Not supplied

**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**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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#4712

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Lau Maiava

Name of organisation/business:

Your local board: Not supplied

**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**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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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**Tell us why**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4713

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Fila Ifopo

Name of organisation/business:

Your local board: Not supplied

**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**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4714

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Agaphillious Ifopo

Name of organisation/business:

Your local board: Not supplied

**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**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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These additional qualifying matters include:

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- Stockade Hill Viewshaft
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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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#4715

# Government's new housing rules: What it means for Auckland

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Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4716

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Toetu Ifopo

Name of organisation/business:

Your local board: Not supplied

**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**

good for economic development

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to makes changes that saves money

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Other qualifying matters

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#4717

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Apelu Ifopo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

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**Tell us why**

good to makes changes that saves money

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**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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## Infrastructure constraints

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## Other qualifying matters

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#4718

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: AMERIA SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

TOO CROWDED AND WILL BE NOT UNSAFE

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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#4719

# Government's new housing rules: What it means for Auckland

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Name: HAWRACE SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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#4720

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Name of organisation/business:

Your local board: Not supplied

**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**

TOO CROWDED AND WILL BE NOT UNSAFE

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4721

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: MANU SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4722

# Government's new housing rules: What it means for Auckland

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Name: MATT SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#4723

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: ESETA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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#4724

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Name: TALI SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- 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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#4725

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: MELENI SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**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**

TOO CROWDED AND WILL BE NOT UNSAFE

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

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

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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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#4726

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: RIA SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**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**

TOO CROWDED AND WILL BE NOT UNSAFE

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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**Tell us why**

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**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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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)**

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#4727

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: PERENISE SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**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**

TOO CROWDED AND WILL BE NOT UNSAFE

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#4728

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: SUAUU SIOLOGA

Name of organisation/business:

Your local board: Not supplied

**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**

TOO CROWDED AND WILL BE NOT UNSAFE

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

**Tell us why**

WOULD BE RISKY FOR PEOPLE NEARBY IF THAT WOULD BE US WITH HIGH BUILDINGS UNSAFE

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4729

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rani Chand

Name of organisation/business:

Your local board: Not supplied

**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**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4730

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Hartlynn Filipo

Name of organisation/business:

Your local board: Not supplied

**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**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

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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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4731

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Josiah Filipo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4732

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Charles Filipo

Name of organisation/business:

Your local board: Not supplied

**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**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4733

# Government's new housing rules: What it means for Auckland

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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 Simone

Name of organisation/business:

Your local board: Not supplied

**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**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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#4734

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Filipo Filipo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

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widely accessible for all

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**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?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4735

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mapa Sami

Name of organisation/business:

Your local board: Not supplied

**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**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4736

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Penina Sami

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

widely accessible for all

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

widely accessible for all

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Infrastructure constraints

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## Other qualifying matters

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#4737

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: John Godinet

Name of organisation/business:

Your local board: Not supplied

**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**

must be a good change to ease movement of people live in the area

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

must be a good change to ease movement of people live in the area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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#4738

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Jeremiah Godinet

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

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**Tell us why**

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#4739

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Jason Godinet

Name of organisation/business:

Your local board: Not supplied

**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**

must be a good change to ease movement of people live in the area

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

must be a good change to ease movement of people live in the area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

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We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4740

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Zibena Godinet

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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#4741

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Name: Junior Godinet

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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#4742

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Jordon Godinet

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

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Name: Zariyah Godinet

Name of organisation/business:

Your local board: Not supplied

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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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#4744

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ailepata Pili

Name of organisation/business:

Your local board: Not supplied

**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**

good to build more houses, less time to travel

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to build more houses, less time to travel

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
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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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#4745

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Name: Auuaola Pili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4746

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lovanna Pili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

good to build more houses, less time to travel

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to build more houses, less time to travel

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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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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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4747

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Drishtelle Pili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

good to build more houses, less time to travel

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

good to build more houses, less time to travel

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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#4748

# Government's new housing rules: What it means for Auckland

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Name: Vailepa Pili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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## Infrastructure constraints

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This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4749

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Niu Sila

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

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?**

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#4750

# Government's new housing rules: What it means for Auckland

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Name: Persoria P

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

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**Tell us why**

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## Qualifying matters

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#4751

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Panapa Lote

Name of organisation/business:

Your local board: Not supplied

**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**

support Auckland Councils proposal for better movement of pubic

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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#4752

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Augustine Lote

Name of organisation/business:

Your local board: Not supplied

**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**

support Auckland Councils proposal for better movement of pubic

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support Auckland Councils proposal for better movement of pubic

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## Intensification around town and local centres

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**Tell us why**

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## Qualifying matters

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#4753

# Government's new housing rules: What it means for Auckland

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Name: Lina Lote

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4754

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kaynohs Lote

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Other qualifying matters

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#4755

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tai Lote

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4756

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Christina Lote

Name of organisation/business:

Your local board: Not supplied

**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**

support Auckland Councils proposal for better movement of pubic

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

support Auckland Councils proposal for better movement of pubic

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4766

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Ruta Karen Tuumatavai

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

For a good cause

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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#4767

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Meg

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

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**Tell us why**

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**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4768

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sisi Fale

Name of organisation/business:

Your local board: Not supplied

**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**

Accessible to amenities, town centres etc.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Great in promoting healthier lifestyles, accessible without transport, environmentally friendly

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4769

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Charles Rivers

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4770

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taliilagi Sagala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4771

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Vai Pele

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

I think it's a fair proposal for the sake of the people living around these area.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Having all these build up with a limit space for people to walk or explore, can affected their well-being etc.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

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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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#4772

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Petelo Patelesio

Name of organisation/business:

Your local board: Not supplied

**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**

If that benefits Auckland region community and commercial companies then I support it.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

For health benefits to have exercises by using it.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4773

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ramota Patelesio

Name of organisation/business:

Your local board: Not supplied

**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**

Away from busy roads

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Good for a busy mall

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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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4783

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Paani Laupepa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

20 minutes walkable catchment area is better.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4784

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Elena Kefa

Name of organisation/business:

Your local board: Not supplied

**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**

It will be more easy for people to get their needs, as some people do not afford to buy cars, or travel by taxi's. It was a good exercise for young people who still can walk

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

It will be more easy for people to walk and get their needs. Good exercise to walk instead of travelling by cars.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4785

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sei O'Brien

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

**Tell us why**

need more info on the impact to the environment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

**Tell us why**

need more information on impact to the environment

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

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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)**

## Important privacy information

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#4786

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eliala

Name of organisation/business:

Your local board: Not supplied

**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**

Good to have such space in a busy metropolitan. It breaks the busy momentum and an exercise space too

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Good for exercise and break the busy life schedule

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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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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#4787

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Name: Latu Kavenga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** 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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#4788

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Samuel

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4789

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Naki Maafu

Name of organisation/business:

Your local board: Not supplied

**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**

15 minutes walk a bit 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**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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#4790

# Government's new housing rules: What it means for Auckland

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Name: Talainga schuster

Name of organisation/business:

Your local board: Not supplied

**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**

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**Tell us why**

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4791

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ofeina Maafu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4797

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Elena Nukulasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

It should be closer. Dont want any tall building beside my house.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

800 is fine, no further than that

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4798

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taukiei Nukulasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

It should be closer. Dont want any tall building beside my house.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

800 is fine, no further than that

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#4805

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Samila Liveti

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

It should be closer. Dont want any tall building beside my house.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

800 is fine, no further than that

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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#4806

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Malina Iosua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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## Intensification around town and local centres

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**Tell us why**

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4807

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Manaomia Iosua

Name of organisation/business:

Your local board: Not supplied

**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**

It should be closer. Dont want any tall building beside my house.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

800 is fine, no further than that

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

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#4808

# Government's new housing rules: What it means for Auckland

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Name: Liveti Iosua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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## Qualifying matters

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#4809

# Government's new housing rules: What it means for Auckland

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Name: Mniana Tevaga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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#4810

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Jerome Tofa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

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#4811

# Government's new housing rules: What it means for Auckland

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Name: Ashleigh Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

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3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4812

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Patrick Tafa

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4813

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Vincent Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4814

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Shannan Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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**Tell us why**

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#4815

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Dallas Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

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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?**

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## Qualifying matters

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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**

## Other qualifying matters

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These additional qualifying matters include:

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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
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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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#4816

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Havana Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4817

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bethsaida Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4818

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Peyton Tofilau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

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## Infrastructure constraints

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## Other qualifying matters

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#4819

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Tala Peau

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

Yes we need more houses

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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#4820

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Name: Mila Tulafono

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

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**Tell us why**

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## 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.

#4821

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Pauline Tulafono

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4834

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Malia Toa

Name of organisation/business:

Your local board: Not supplied

**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**

We need to build more houses to solve the current housing crisis

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4835

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Jennifer Lavemai

Name of organisation/business:

Your local board: Not supplied

**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**

We need to build more houses to solve the current housing crisis

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4836

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Martha Kavenga

Name of organisation/business:

Your local board: Not supplied

**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**

We need to build more houses to solve the current housing crisis

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4837

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Funaki Ma'afu

Name of organisation/business:

Your local board: Not supplied

**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**

We need to build more houses to solve the current housing crisis

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#4838

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Naomi Taburuea

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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#4839

# Government's new housing rules: What it means for Auckland

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Name: Olene Fiapule

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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**Tell us why**

## Other qualifying matters

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#4840

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kasukutaake Benetito

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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#4841

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Jasmiti Berooti

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

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**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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#4842

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Roon Taaoniti

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

We need to build more houses, and 800 is ok

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4843

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Eveline Fiapule

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

We need to build more houses, and 800 is ok

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4861

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Poiala Pula

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4862

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Luta Poiala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4863

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Moiono Vaiutu

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- 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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#4864

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Telenga Poiala

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4865

# Government's new housing rules: What it means for Auckland

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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 Poiala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#4866

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Lupeiala Poiala

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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#4881

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Elisala Molu

Name of organisation/business:

Your local board: Not supplied

**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**

Dont want any tall building blocking my view

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

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7. **What do you think of the proposed residential special character areas that we have identified?**

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## Infrastructure constraints

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## Other qualifying matters

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#4882

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Sipaia Molu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

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**Tell us why**

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**Tell us why**

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#4883

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Lailoa Elisala

Name of organisation/business:

Your local board: Not supplied

**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**

Dont want any tall building blocking my view

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4884

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sinatala Leti

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4885

# Government's new housing rules: What it means for Auckland

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Name: David Kuso

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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## Other qualifying matters

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#4886

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Ana Latu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

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#4887

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Name: Teie Enosa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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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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#4888

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Viva Usini

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#4921

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## Your details

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Name: Vinepa Tulafono

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4922

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ale Tufgala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4923

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sarai Tufala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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#4924

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Foua Tufala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- 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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#4925

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Chase Tufala

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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#4951

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Tongatau Ikapoti

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4952

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Samasoni Mapusaga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4953

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Mapusaga Samasoni

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Other qualifying matters

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#4954

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Taata Paeniu

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#4955

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Saini Taata

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#4996

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Vinepa Ipitoa

Name of organisation/business:

Your local board: Not supplied

**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?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#4997

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Funafuti

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#4998

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Funa Mark

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

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#4999

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Damien Mark

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

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## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rita Mark

Name of organisation/business:

Your local board: Not supplied

**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?**

**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?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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#5001

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Name: Nukai Mark

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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#5002

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Name: Taua Funafuti

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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#5003

# Government's new housing rules: What it means for Auckland

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Name: Pelenike Kotema

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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#5004

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Name: Aise Kotema

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5005

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Palanitina Homasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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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#5006

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Fatu Homasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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**Tell us why**

## Other qualifying matters

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#5007

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Junior Fili

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#5008

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Frank Homasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

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**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#5009

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Ani Homasi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5021

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Litasi Matagi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

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## Infrastructure constraints

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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)**

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#5022

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Talamua Pipi

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#5023

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Kate Atapo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

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## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#5024

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tumatangi Atapo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

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#5025

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Audrey Atapo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5026

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Blessing Atapo

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

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#5027

# Government's new housing rules: What it means for Auckland

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Name: Fiatau Toloa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

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**Tell us why**

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#5028

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Ennie Toloa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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#5029

# Government's new housing rules: What it means for Auckland

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Name: Salome Toloa

Name of organisation/business:

Your local board: Not supplied

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taofa Lepa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5031

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Ken Lepa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5032

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Anne Lepa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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## Special Character Areas

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5033

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Marry Lepa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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**Tell us why**

## Other qualifying matters

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#5034

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Shelly Lepa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

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**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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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)**

## Important privacy information

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#5066

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Bwebwe Rawiti

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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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.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
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#5067

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## Your details

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Name: Tony Tonga

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

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**Tell us why**

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#5068

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Taya Lekasa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

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## Other qualifying matters

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#5069

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Roiti Lekasa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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**Tell us why**

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#5070

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Aarota Ritiata

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5071

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tilly Sa

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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#5072

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## Your details

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Name: Lauti Lauvao

Name of organisation/business:

Your local board: Not supplied

## Your feedback (all questions are optional)

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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#5073

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Galani Lauvao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

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## Other qualifying matters

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#5074

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: LJ Lauvao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

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#5075

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Leroy Lauvao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

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**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5076

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Judy Lauvao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

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8. **What do you think of the proposed business special character areas that we have identified?**

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#5077

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Azuriah Lauvao

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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## Qualifying matters

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**Tell us why**

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#5078

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Manoa Lito

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

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## Infrastructure constraints

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#5079

# Government's new housing rules: What it means for Auckland

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## Your details

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Name: Novema Lito

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

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**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

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#5080

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Melina Motumua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

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To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?**

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5081

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Tavo Motumua

Name of organisation/business:

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#5468

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Glenice Stevens

Name of organisation/business:

Your local board: Not supplied

**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**

St Marys Bay is not in a walkable distance to the city centre.

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**

Closest rapid transit stop would be  Victoria st station. that is not within 800 mtrs.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

St Marys Bay is beyond the 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?**

**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**

St Marys Bay has over 200 properties of historic heritage rated 6 and 5.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

**Tell us why**

The technique should be expanded over the entire suburb of St Marys Bay.

8. **What do you think of the proposed business special character areas that we have identified?**

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Any proposed increase in  residential density will not be accommodated in the proposed infrastructure upgrading.

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

**10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

St Marys Bay is bounded to the north by an unstable former coastline edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been.

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#5525

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Trevor Zohs

Name of organisation/business:

Your local board: Not supplied

**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**

Second attempt: lost this form on trying to return to it after consulting the indecipherable map connected to a later question:

There is no "city centre" in Auckland anymore and this is a well-known and confirmable fact.

What about streets with lots of trees in them?

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

The substitute buildings that this survey appears to be supporting will be badly built or available only to the wealthy.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

Unfortunately, Auckland is not London. The transport system in Auckland is appalling and will continue to be so because of unsupervised management practices in New Zealand.

It is troubling that this "survey" is being premised on linguistic actualities.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Replacing what are well built and in most cases, visually attractive buildings with terrace housing and apartments will not assist Auckland in being a "destination" or assist those who cannot afford or are without housing.

The reason is quite clear: the administrative reality is that building standards have been and are unsupervised in New Zealand resulting in ugly block designs: walk along Jervois Rd sometime.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

The current cohort of New Zealand architects are well known for designing ugly and/or defective building.

Please consider the mental health and financial health outcomes of those purchasers who purchased accommodation in the Victopia Apartment block.

They were directly and successfully exploited.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

Your definition of "special character" should have a wide scope and not allow what happened and Paget Street with a building identified as special character or similar but ripped down anyway and replaced by something that looks like a celebration of wealth and entitlement. We are now all waiting for the Council to approve a helipad.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

When I consulted this map I lost the survey: the above is my second attempt.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

The map was not clear and this is troubling.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Infrastructure is crucial to the health and functioning of any community but should be narrowly defined.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

Simple language should be used.

The Ridgeline Protection Overlay qualifying matter needs clarification.

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#5701

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Kit Howden

Name of organisation/business: Friends of Regional Parks [FoR Parks]

Your local board: Not supplied

**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?** Other

**Tell us why**

The distances as a general guideline are too great. And need to be aligned with the OPEN SPACE PROVISION POLICY 2016 adopted by Council. We agree on the need for intensification and having standards of access but the planning is too one sided on transport and housing. Access to other community amenities and environmental facilities need to be included and aligned with the intensification proposals. This applies especially to parks and green spaces. We are very concerned that access to pocket parks, neighborhood parks, suburb parks and even regional parks are not being considered in this planning process. As intensification increases people will want access to green open space and countryside by public transport and this needs greater discussion and planning.

The present OPEN SPACE PROVISION POLICY 2016 adopted by Council needs to be applied as a matter of urgency and part of housing intensification planning. Even access to regional parks [ part of Tamaki Makaurau overall parks system] needs greater attention as outlined in our submissions to the Draft Regional Parks Management Plan.

Our submission:

The POCKET PARK "provision targets" need to be part of walkable catchment planning. See P 18 of the Open Space Provision Policy. Also the Pocket Park targets link with the 3 30 300 3000 proposals on green space and trees. These are essential for recreation, health and wellbeing. See attached

The NEIGHBOURHOOD "provision targets" can be linked/aligned to the proposed transit stops but standards need to be as stated in the Open Space Provision Policy. These are 400m in high and medium density residential areas and 600m in all other residential areas. This needs to sorted out?

SUBURB PARKS need to be part of the walkable distance to the proposed rapid transit stops but the walkable distance in the Open Space Provision Policy of "1000m in high and medium density residential areas" needs to be adopted. This is a more reasonable distance considering older and less able citizens.

Overall, far more community discussion is needed on walkable distances. As mentioned, distances my vary and therefore the need for more localized planning.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

SEE ABOVE Align with the OPEN SPACE PROVISION POLICY 2016 The distances as a general guideline are too great. And need to be aligned with the OPEN SPACE PROVISION POLICY 2016 adopted by Council. We agree on the need for intensification and having standards of access but

the planning is too one sided on transport and housing. Access to other community amenities and environmental facilities need to be included and aligned with the intensification proposals. This applies especially to parks and green spaces. We are very concerned that access to pocket parks, neighborhood parks, suburb parks and even regional parks are not being considered in this planning process. As intensification increases people will want access to green open space and countryside by public transport and this needs greater discussion and planning.

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Overall, far more community discussion is needed on walkable distances. As mentioned, distances my vary and therefore the need for more localized planning.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

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Our submission:

The POCKET PARK "provision targets" need to be part of walkable catchment planning. See P 18 of the Open Space Provision Policy. Also the Pocket Park targets link with the 3 30 300 3000 proposals on green space and trees. These are essential for recreation, health and wellbeing. See attached

The NEIGHBOURHOOD "provision targets" can be linked/aligned to the proposed transit stops but standards need to be as stated in the Open Space Provision Policy. These are 400m in high and medium density residential areas and 600m in all other residential areas. This needs to sorted out?

SUBURB PARKS need to be part of the walkable distance to the proposed rapid transit stops but the walkable distance in the Open Space Provision Policy of "1000m in high and medium density residential areas" needs to be adopted. This is a more reasonable distance considering older and less able citizens.

Overall, far more community discussion is needed on walkable distances. As mentioned, distances my vary and therefore the need for more localized planning.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

SEE ABOVE  Align with the OPEN SPACE PROVISION POLICY 2016 The distances as a general guideline are too great. And need to be aligned with the OPEN SPACE PROVISION POLICY 2016 adopted by Council. We agree on the need for intensification and having standards of access but the planning is too one sided on transport and housing. Access to other community amenities and environmental facilities need to be included and aligned with the intensification proposals. This applies especially to parks and green spaces. We are very concerned that access to pocket parks, neighborhood parks, suburb parks and even regional parks are not being considered in this planning process. As intensification increases people will want access to green open space and countryside by public transport and this needs greater discussion and planning.

The present OPEN SPACE PROVISION POLICY 2016 adopted by Council needs to be applied as a matter of urgency and part of housing intensification planning.  Even access to regional parks [ part of Tamaki Makaurau overall parks system] needs greater attention as outlined in our submissions to the Draft Regional Parks Management Plan.

Our submission:

The POCKET PARK "provision targets" need to be part of walkable catchment planning. See P 18 of the Open Space Provision Policy. Also the Pocket Park targets link with the 3 30 300 3000 proposals on green space and trees. These are essential for recreation, health and wellbeing. See attached

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SUBURB PARKS need to be part of the walkable distance to the proposed rapid transit stops but the walkable distance in the Open Space Provision Policy of "1000m in high and medium density residential areas" needs to be adopted. This is a more reasonable distance considering older and less able citizens.

Overall, far more community discussion is needed on walkable distances. As mentioned, distances my vary and therefore the need for more localized planning.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

**Tell us why**

SEE ABOVE  Align with the OPEN SPACE PROVISION POLICY 2016 The distances as a general guideline are too great. And need to be aligned with the OPEN SPACE PROVISION POLICY 2016 adopted by Council. We agree on the need for intensification and having standards of access but the planning is too one sided on transport and housing. Access to other community amenities and environmental facilities need to be included and aligned with the intensification proposals. This applies especially to parks and green spaces. We are very concerned that access to pocket parks, neighborhood parks, suburb parks and even regional parks are not being considered in this

planning process. As intensification increases people will want access to green open space and countryside by public transport and this needs greater discussion and planning.

The present OPEN SPACE PROVISION POLICY 2016 adopted by Council needs to be applied as a matter of urgency and part of housing intensification planning. Even access to regional parks [ part of Tamaki Makaurau overall parks system] needs greater attention as outlined in our submissions to the Draft Regional Parks Management Plan.

Our submission:

The POCKET PARK "provision targets" need to be part of walkable catchment planning. See P 18 of the Open Space Provision Policy. Also the Pocket Park targets link with the 3 30 300 3000 proposals on green space and trees. These are essential for recreation, health and wellbeing. See attached

The NEIGHBOURHOOD "provision targets" can be linked/aligned to the proposed transit stops but standards need to be as stated in the Open Space Provision Policy. These are 400m in high and medium density residential areas and 600m in all other residential areas. This needs to sorted out?

SUBURB PARKS need to be part of the walkable distance to the proposed rapid transit stops but the walkable distance in the Open Space Provision Policy of "1000m in high and medium density residential areas" needs to be adopted. This is a more reasonable distance considering older and less able citizens.

Overall, far more community discussion is needed on walkable distances. As mentioned, distances my vary and therefore the need for more localized planning.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

**Tell us why**

Parks and Regional Parks need to be included as part of the infrastructure requirements

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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**3 -30 -300 -3000 rule for a Parks Revolution**

4 simple rules or guidelines for the health, well being and environment for a growing city. Ratios may vary but it's important a principle is adopted and followed.

**1 Every citizen should be able to see at least 3 trees (of a decent size) from their home.** b]

**2 Every citizen lives in a neighbourhood where there is a tree canopy of 30 percent.** b]

**3 Every citizen has easily access within 300 metres of the nearest park or green space.** b]

**4 Every citizen using public transport can easily access a large area of countryside or large natural type open space within 3000 seconds of their home.** a]

NOTES

a] From a public transport / walk trail to Mutukaroa Hamlins Hill trial by Friends of Regional Parks 11, 07, 21

b] From Professor Cecil Konijnendijk van den Bosch the Director of Nature Based Solutions Institute and Program Director (Urban Forestry Leadership) at the University of British Columbia.

https://iucnurbanalliance.org/promoting-health-and-wellbeing-through-urban-forests-introducing-the-3-30-300-rule/

https://www.newsroom.co.nz/ideasroom/new-housing-policy-runs-risk-of-urban-slums

https://www.newsroom.co.nz/first-learn-to-walk

https://www.yardstickglobal.org/projects/parks

#5837

# 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: Hans Tseng

Name of organisation/business:

Your local board: Not supplied

**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 further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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#5862

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Richard Clemo

Name of organisation/business:

Your local board: Outside Auckland

**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**

In Auckland, as in most cities, people are willing to walk up to 30 minutes or further (presumably this is 2,400 metres+). A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone. I used to live in Newmarket and walking or cycling were a preferable form of transport and this should be recognised in the formal catchment. Also, Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the City Centr.

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**

Most people would walk more than 800m on the average walking commute and catchment definitions should reflect this. Household Travel Survey (2011-14) says median walking commute is 23 minutes and post-covid I'm sure this has increased as more people elect for this over driving/public transport. This would provide for options to be more accessible to micromobility and cycling.

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. These are key places that people want to live, and this is reflected in other cities (people walk further than 1.5km in London to rapid transit and rent costs within/outside that range show that this is valued.)

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 and 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.

I grew up in Mt Eden and my parents still live there and within 700m of the Village - it's only right that as many people experience and benefit from local amenities as possible.

5. **What do you think of our proposal to apply the Terrace 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.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

The 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.

I can't see how Central Government would allow SCAs as defined here to exist when they are so blatantly against the objectives of their own NPS-UD. We have multiple crises, including housing affordability and climate, and it's simply unacceptable that some areas in the city perimeter have more than 90% coded as SCA, without these areas being specifically heritage protected.

Effectively this is blocking development in some of the places that are obviously the most appealing to live, namely city fringe. No one is saying villas will be bowled down, simply that other options that encourage density, lower carbon lifestypes will be permitted to exist within the city fringe. The costs of developing further from the city are not factored into this framing.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

See my comments above too. 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**

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.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

**Important privacy information**

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#5908

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Max Robitzsch

Name of organisation/business:

Your local board: Outside Auckland

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

I am concerned that the excessive Special Character Area overlays as proposed at the moment really hinder this. Additionally, the 1,200m range is still quite limited.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

As with the city centre, I am concerned that SCA overlays in particular will undermine the stated intentions, and the range is too short in general.

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**

I am concerned that this is too short, especially when considering that there seems to be no real acknowledgment of the extending effects of bicycles and scooters.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

This is too short. With the short AND long term housing crisis, greater flexibility is needed, and should be at least 800m aligned with minimum walking catchments proposed.

I am also concerned about the "high accessibility" criterion - all centres should achieve this (accessibility), and considering only current situation could be a self-fulfilling negative prophecy.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

As per large town centres, this is too small to really make a dent in Auckland's issues.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

This is likely to prove a major barrier to resolve our housing crisis. This kind of protection should only apply to much smaller, higher-value areas, rather than wide-spread areas as proposed.

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 initial identification seems to be a "as much as possible" approach, aimed at undermining the government direction.

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**

Again, this feels excessive, and undermining key objectives for Auckland's progress and equity.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

This is a very problematic approach, as this would push even more housing to the edge of town, with potentially  similar initial costs, but much higher long-term 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 am concerned that this will just add more hurdles. It's unclear whether these provide any real benefit, and they should not just be included "just because".

## Important privacy information

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#6109

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Stephanie Muller

Name of organisation/business: Summerset Group Holdings Limited

Your local board: Not supplied

**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?** Other

**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**

5. **What do you think of our proposal to apply the Terrace 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**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#6109

**Summerset Group Holdings Limited**
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
**Phone:** 04 894 7320 | **Fax:** 04 894 7319
**Website:** www.summerset.co.nz

9 May 2022

To: Auckland Council
By email

Dear Sir/Madam

**Submission on Auckland Council's Preliminary Response for Intensification on behalf of Summerset Group Holdings Limited**

**Background**
Summerset is one of New Zealand's leading and fastest growing retirement village operators, with more than 6,600 residents living in our village communities. We offer a range of independent living options and care, meaning that as our residents' needs change, we have support and options within the village. Summerset has 35 villages which are either completed or in development, spanning from Whangārei to Dunedin. We employ over 1,800 staff members across our various sites.

**Preliminary Response for Intensification**
Summerset welcomes the opportunity to provide feedback to the Council on its preliminary response for intensification planning to respond to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Summerset has commented separately on the planning maps relevant to its sites and in addition wishes to express its support for the submission of the Retirement Villages Association of New Zealand in its entirety. Summerset requests the Council engages constructively with the Retirement Villages Association in relation to Council's preliminary response for intensification planning.

**Aaron Smail**
General Manager Development

#6338

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Matthew Gibbons

Name of organisation/business:

Your local board: Outside Auckland

**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 zone from the central city needs expanding to 2.5km. In this zone both terraced housing and business use should be allowed.

Even a 30 minute walk is a bit on the low side. Perhaps it should be a 30 minute cycling distance.

Special character overlays should not restrict development. Having more people walk is good for their health and good for the environment.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

I suggest tripling this to 2.5 km. Many people walk this distance to and from work each day.

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**

Again, 2.5 km would be a good distance. 800 metres is too small a catchment. And commercial development should be allowed in this 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 further

**Tell us why**

A two kilometer zone would encourage a 20 minute city. More upzoning is necessary for affordable housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

Again a 1-2 km distance would be desirable.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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**

Perceived special character should not restrict development in walkable areas near the central city and transport links. Special character has largely been defined in terms of a high proportion of pre-WWII colonial housing. In reality, these suburbs are frequently a patchwork of housing that needs to keep evolving. Modern housing is often warmer and more healthy. And it is more economically efficient and better for the environment and people's health to have more housing in inner city suburbs that people can walk, cycle or catch a bus to work from. Having housing further out encourages commuting by car and damages the environment. Shorter commuting times also make life easier for those with families. The Auckland isthmus and parts of the North Shore near ferry services need considerable upzoning.

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**

More housing is needed in areas where people can walk or cycle to the central city. Special character overlays are mostly for the most centrally located suburbs and block this development. It is economically inefficient to push higher density housing into outer suburbs where a higher proportion of people drive to work. And special character overlays also makes life harder for those with families and those seeking to buy or rent accommodation. Housing needs to become more affordable for reasons of equity and economic efficiency.

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 Council should not be blocking development of much needed accommodation.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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**

As an economist I know that infrastructure usually follows development, rather than vice versa. Waiting for new roads won't work as they will be clogged by existing inhabitants driving more. Allowing more development in inner city suburbs will make new infrastructure, such as better bus services and light rail, feasible.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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)**

I think the viewshafts should go. They hinder economic development.

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#6375

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mike Brown

Name of organisation/business: KiwiRail

Your local board: Not supplied

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

**Tell us why**

KiwiRail recognises the benefits of co-locating housing near transport corridors and generally supports the intent of Draft Housing Supply Plan Changes. However, KiwiRail is concerned to ensure the benefits of co-location accord with the ability of the railway network to operate safely and efficiently without constraint (both now and well into the future) and that a safe urban environment is provided for those living adjacent to the rail corridor. Auckland's rail system plays a critical role in achieving the broader aims of a connected transport network for all Aucklanders and is fundamental in enabling the necessary mode shift to support New Zealand's commitment to reducing emissions. Together with Auckland Transport, KiwiRail is actively planning the rail infrastructure network requirements for the next 30 years. An integrated and proactive approach to planning is critical to support the overall vision of Auckland being a connected city, and to ensure that Auckland's transport network can support the increasing growth and housing intensification. Intensified housing will not be able to function as intended if essential infrastructure is not enabled, protected and provided for in a safe and healthy way (both now and into the future).

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

**Tell us why**

KiwiRail recognises the benefits of co-locating housing near transport corridors and generally supports the intent of Draft Housing Supply Plan Changes. However, KiwiRail is concerned to ensure the benefits of co-location accord with the ability of the railway network to operate safely and efficiently without constraint (both now and well into the future) and that a safe urban environment is provided for those living adjacent to the rail corridor. Auckland's rail system plays a critical role in achieving the broader aims of a connected transport network for all Aucklanders and is fundamental in enabling the necessary mode shift to support New Zealand's commitment to reducing emissions. Together with Auckland Transport, KiwiRail is actively planning the rail infrastructure network requirements for the next 30 years. An integrated and proactive approach to planning is critical to support the overall vision of Auckland being a connected city, and to ensure that Auckland's transport network can support the increasing growth and housing intensification. Intensified housing will not be able to function as intended if essential infrastructure is not enabled, protected and provided for in a safe and healthy way (both now and into the future).

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

**Tell us why**

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### 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?** Other

**Tell us why**

KiwiRail recognises the benefits of co-locating housing near transport corridors and generally supports the intent of Draft Housing Supply Plan Changes. However, KiwiRail is concerned to ensure the benefits of co-location accord with the ability of the railway network to operate safely and efficiently without constraint (both now and well into the future) and that a safe urban environment is provided for those living adjacent to the rail corridor. Auckland's rail system plays a critical role in achieving the broader aims of a connected transport network for all Aucklanders and is fundamental in enabling the necessary mode shift to support New Zealand's commitment to reducing emissions. Together with Auckland Transport, KiwiRail is actively planning the rail

infrastructure network requirements for the next 30 years. An integrated and proactive approach to planning is critical to support the overall vision of Auckland being a connected city, and to ensure that Auckland's transport network can support the increasing growth and housing intensification. Intensified housing will not be able to function as intended if essential infrastructure is not enabled, protected and provided for in a safe and healthy way (both now and into the future).

5. **What do you think of our proposal to apply the Terrace 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**

KiwiRail recognises the benefits of co-locating housing near transport corridors and generally supports the intent of Draft Housing Supply Plan Changes. However, KiwiRail is concerned to ensure the benefits of co-location accord with the ability of the railway network to operate safely and efficiently without constraint (both now and well into the future) and that a safe urban environment is provided for those living adjacent to the rail corridor. Auckland's rail system plays a critical role in achieving the broader aims of a connected transport network for all Aucklanders and is fundamental in enabling the necessary mode shift to support New Zealand's commitment to reducing emissions. Together with Auckland Transport, KiwiRail is actively planning the rail infrastructure network requirements for the next 30 years. An integrated and proactive approach to planning is critical to support the overall vision of Auckland being a connected city, and to ensure that Auckland's transport network can support the increasing growth and housing intensification. Intensified housing will not be able to function as intended if essential infrastructure is not enabled, protected and provided for in a safe and healthy way (both now and into the future).

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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?** Other

**Tell us why**

KiwiRail considers it is necessary for the rail corridor to be recognised as a qualifying matter, in order to manage the interface of the rail corridor with urban development. Managing this interface by recognising the rail corridor as a qualifying matter allows KiwiRail to meet its long-term vision for a connected Auckland. A connected Auckland is one where the needs of communities are met without compromising KiwiRail's ability to keep pace with future demands, such as the need for an increased volume of tracks, greater segregation of passengers and freight, and a more resilient transport network generally.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

**Tell us why**

KiwiRail considers it is necessary for the rail corridor to be recognised as a qualifying matter, in order to manage the interface of the rail corridor with urban development. Managing this interface by recognising the rail corridor as a qualifying matter allows KiwiRail to meet its long-term vision for a connected Auckland. A connected Auckland is one where the needs of communities are met without compromising KiwiRail's ability to keep pace with future demands, such as the need for an increased volume of tracks, greater segregation of passengers and freight, and a more resilient transport network generally.

8. **What do you think of the proposed business special character areas that we have identified?** Other

**Tell us why**

KiwiRail considers it is necessary for the rail corridor to be recognised as a qualifying matter, in order to manage the interface of the rail corridor with urban development. Managing this interface by recognising the rail corridor as a qualifying matter allows KiwiRail to meet its long-term vision for a connected Auckland. A connected Auckland is one where the needs of communities are met without compromising KiwiRail's ability to keep pace with future demands, such as the need for an

increased volume of tracks, greater segregation of passengers and freight, and a more resilient transport network generally.

### Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

**Tell us why**

infrastructure operates safely or efficiently, and avoid reverse sensitivity concerns. This could include ensuring residential housing is safely set back 2 RMA, Sections 77I(e) and (g). 3 Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill 83-1, Report of the Environment Committee (December 2021) at page 15. 4 from high voltage transmission lines, and other infrastructure such as airport noise areas, in order to avoid reverse sensitivity concerns. [Emphasis added] 17. These controls sought by KiwiRail are also appropriate to implement the objectives and policies of the AUP which seek to protect existing infrastructure, such as the rail corridor, from reverse sensitivity effects and to ensure that the development and operation of infrastructure is enabled while managing the health and safety of communities.

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)**

infrastructure operates safely or efficiently, and avoid reverse sensitivity concerns. This could include ensuring residential housing is safely set back 2 RMA, Sections 77I(e) and (g). 3 Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill 83-1, Report of the Environment Committee (December 2021) at page 15. 4 from high voltage transmission lines, and other infrastructure such as airport noise areas, in order to avoid reverse sensitivity concerns. [Emphasis added] 17. These controls sought by KiwiRail are also appropriate to implement the objectives and policies of the AUP which seek to protect existing infrastructure, such as the rail corridor, from reverse sensitivity effects and to ensure that the development and operation of infrastructure is enabled while managing the health and safety of communities.

## Important privacy information

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KiwiRail

9 May 2022

**To:** Auckland Council (**Council**)

**Subject:** Feedback on Preliminary Response to Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and changes to the Auckland Unitary Plan (**Draft Housing Supply Plan Changes**)

**Summary**

1. KiwiRail welcomes the opportunity to provide feedback on the Draft Housing Supply Plan Changes which propose amendments to the Auckland Unitary Plan (**AUP**) to enable intensification of housing in urban areas as required under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**).

2. KiwiRail recognises the benefits of co-locating housing near transport corridors and generally supports the intent of Draft Housing Supply Plan Changes. However, KiwiRail is concerned to ensure the benefits of co-location accord with the ability of the railway network to operate safely and efficiently without constraint (both now and well into the future) and that a safe urban environment is provided for those living adjacent to the rail corridor.

3. Auckland's rail system plays a critical role in achieving the broader aims of a connected transport network for all Aucklanders and is fundamental in enabling the necessary mode shift to support New Zealand's commitment to reducing emissions. Together with Auckland Transport, KiwiRail is actively planning the rail infrastructure network requirements for the next 30 years. An integrated and proactive approach to planning is critical to support the overall vision of Auckland being a connected city, and to ensure that Auckland's transport network can support the increasing growth and housing intensification. Intensified housing will not be able to function as intended if essential infrastructure is not enabled, protected and provided for in a safe and healthy way (both now and into the future).

4. The planning maps released with the Draft Housing Supply Plan Changes indicate significant up-zoning around train stations and adjacent to the rail corridor across the city. This will significantly increase the development adjacent to the rail network. However, the initial consultation documents released by Council do not identify the rail corridor (as nationally significant infrastructure) as a qualifying matter.

5. KiwiRail considers it is necessary to recognise the rail corridor as a qualifying matter (as enabled by the Amendment Act) and seeks that when the Housing Supply Plan Changes are formally notified:

   (a) a building setback of five metres from the rail corridor is included as a permitted activity standard for sites that adjoin the rail corridor. This is necessary for the safety of both communities who live near the rail corridor, and the efficient operation of the rail corridor;

   (b) acoustic insulation and ventilation permitted activity standards must be included within the AUP for new dwellings within 100 metres of the rail corridor. Vibration controls should also

**www.kiwirail.co.nz | 0800 801 070**
8-14 Stanley Street, Auckland 1010
Private Bag 92138, Auckland 1142

be introduced for any new (or altered) sensitive uses within 60 metres of the rail corridor. This is important to ensure that housing development occurs in a way that provides for the health and amenity of occupants near the rail corridor while also minimising the potential for reverse sensitivity effects on the existing lawful operations of the rail corridor.

**KiwiRail's operations**

6. KiwiRail is a State-Owned Enterprise responsible for the construction, maintenance and operation of New Zealand's rail network. KiwiRail's national rail network includes more than 3,700 km of track and 1,300 bridges, with over 200 locomotives available to transport both freight and passengers, as well as he necessary infrastructure to move freight and passengers efficiently and safely across the country, such as railway stations, container terminals, and freight yards.

7. The importance of the rail network to New Zealand's economy is also demonstrated by the significant volume of freight and passengers it carries each year. On an annual basis, KiwiRail transports approximately 25% of New Zealand's exports, carries over 1 million tourists, and provides the infrastructure for 28 million commuter journeys in Auckland and Wellington. The current rail network underpins New Zealand's freight industry by providing a vital connection between primary producers and the nation's ports.

8. In addition to its commercial importance, the rail network offers considerable environmental and safety benefits. Sustainability advantages include reducing national greenhouse gas emissions, as transporting a tonne of freight by rail generates 70 percent less carbon emissions compared with heavy road freight. The New Zealand Government has identified New Zealand's rail network as a critical component of the nation's wider transport sector and material model shift to rail is necessary to contribute to lower carbon transport outcomes.

**Providing for Auckland's growth in an integrated manner**

9. The rail network is critical to ensure Auckland's economic wellbeing and provision of managed growth. Currently 41 stations across the Auckland network serve between 1.8 – 1.9 million commuter journeys per month.[1] As the population of Auckland grows and development intensified, passenger rail becomes even more critical for the efficient movement of people and it is important that the rail network can meet the needs of Auckland both now and well into the future. Meeting the needs of Auckland requires a substantial change to the way we move around the city. As at 2018, 43% of Auckland's greenhouse gas emissions come from transport, emphasising the importance of modal shift to more sustainable modes of transport in order to reach our climate change targets.

10. While City Rail Link is critical to unlocking the capacity of the network, additional infrastructure will be needed to support any material increase in capacity and the long-term vision of a connected city. KiwiRail is working closely with Auckland Transport to develop a rail plan (looking out over a 30-year horizon) to ensure there is sufficient capacity in the network over the long term to support population growth as well as ensuring the network is safe and resilient.

11. However, as well as planning for its own operations, KiwiRail needs to manage development adjacent to the rail corridor. It is expected that the population adjacent to the rail corridor will more than double by 2050. This means careful, integrated planning to ensure that the rail corridor is enabled for growth, and effects on rail corridor are managed as well as impacts on landowners from the effects of the rail corridor, like noise and vibration.

[1] KiwiRail Integrated Annual Report 2020, page 17.

**Qualifying matters – Recognising the national rail network**

12. The Amendment Act enables the Council to amend the MDRS and intensification requirements where a "qualifying matter" applies. The qualifying matters expressly include:[2]

    (a) the need to give effect to a designation (but only in relation to the land that is subject to that designation); and

    (b) matters "required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure". The rail network is nationally significant infrastructure for the purposes of the Amendment Act.

13. In the initial consultation material released, the Council has recognised designations as qualifying matters (which would include land designated for the rail network). However, the Council has not recognised the rail corridor more broadly as a qualifying matter. This is a significant omission given that:

    (a) The draft planning maps released by the Council show significant up-zoning around train stations and adjacent to the rail corridor. While draft planning provisions have not been released as part of the Draft Housing Supply Changes, it is anticipated the proposed upzoning will result in a significant increase in the density of housing, including around the rail network, which increases the number of sensitive receivers that will be subject to rail noise and vibration.

    (b) Further, the application of the MDRS and other more permissive development controls limit the setbacks of structures to boundaries (including boundaries from the rail corridor) which will result in a larger number of buildings locating in very close proximity to the rail corridor. This has the potential to generate adverse health and safety effects for communities near the rail corridor as well as result in reverse sensitivity effects on the rail network.

14. KiwiRail considers it is necessary for the rail corridor to be recognised as a qualifying matter, in order to manage the interface of the rail corridor with urban development. Managing this interface by recognising the rail corridor as a qualifying matter allows KiwiRail to meet its long-term vision for a connected Auckland. A connected Auckland is one where the needs of communities are met without compromising KiwiRail's ability to keep pace with future demands, such as the need for an increased volume of tracks, greater segregation of passengers and freight, and a more resilient transport network generally.

15. In order to achieve this, KiwiRail considers the following controls are necessary when the plan changes are notified later this year.

16. The Select Committee report on the Enabling Housing Supply Bill expressly outlined its intention that qualifying matters were intended to enable the exact type of controls KiwiRail seeks, where it stated:[3]

> […] the qualifying matters set out in new section 77G include a matter of national importance and a matter required to ensure that nationally significant infrastructure **operates safely or efficiently, and avoid reverse sensitivity concerns**. This could include ensuring residential housing is **safely set back**

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2 RMA, Sections 77I(e) and (g).

3 Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill 83-1, Report of the Environment Committee (December 2021) at page 15.

> from high voltage transmission lines, and **other infrastructure** such as airport noise areas, **in order to avoid reverse sensitivity concerns**.
>
> [Emphasis added]

17. These controls sought by KiwiRail are also appropriate to implement the objectives and policies of the AUP which seek to protect existing infrastructure, such as the rail corridor, from reverse sensitivity effects and to ensure that the development and operation of infrastructure is enabled while managing the health and safety of communities.[4]

*Setbacks*

18. KiwiRail considers a setback of five metres is necessary for any buildings and structures (residential or non-residential) from the rail corridor. This is appropriate to ensure there is sufficient space for everyday activities to occur without physically encroaching into the operational rail corridor. Without a sufficient setback, there is a real risk that occupants will interfere with the rail corridor which could cause disruption to the network, or more seriously, a collision or accident. There are additional risks for electrified tracks (like Auckland) which provide additional danger to those that come in contact with them.

19. This control would not compromise the objectives of Draft Housing Supply Plan Changes (or the Amendment Act) as it would only apply to those sites that directly adjoin the rail corridor. Provision should also be made so that resource consent can be sought to infringe the standard as a restricted discretionary activity with the matters of discretion limited in scope to those matters affecting the safe and efficient operation of the rail corridor.

*Noise and vibration standards*

20. The changes proposed will increase the number of sensitive receivers that will be subject to rail noise and vibration. Exposure to activities that create noise and vibration can give rise to annoyance and adverse health effects for people living near noisy sources. Where people become annoyed by the noise, they will often complain or object to the lawful operations of the rail corridor, such that KiwiRail may have to constrain or alter its operations (otherwise known as reverse sensitivity effects).

21. KiwiRail considers that noise standards are required for new or altered noise sensitive activities (eg residential activities) within 100 metres of the rail corridor, which require the installation of acoustic insulation to achieve an appropriate internal noise level as well as ventilation with heating and cooling abilities. KiwiRail also considers that vibration standards should be required for new or altered noise sensitive activities within 60 metres of the rail corridor which require buildings to be designed and constructed in a manner that minimises the impacts of vibration.

22. These controls do not affect the density of development near the rail corridor, but rather seek to ensure that where urban development co-locates around the rail corridor, the health and amenity of nearby residents is not adversely affected and the rail corridor is protected from reverse sensitivity effects.

**Next steps**

23. KiwiRail would welcome the opportunity to meet with the Council (and other key stakeholders such as Auckland Transport) to discuss these matters in further detail (and provide any further information the

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[4] See, for example, B3.2.1(3)(b) and (6).

Council may need to further these amendments to the Draft Housing Supply Changes prior to notification.

Yours faithfully

Mike Brown
Group Manager Planning and Land Use

#6388

# 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: Craig Stanton

Name of organisation/business:

Your local board: Outside Auckland

**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**

1200 isn't far enough. Given the trade-off at increased distances up to 2km - 3km walking would still be a preferable choice for many when the alternative is driving and having find a park and then pay for the park. Similarly for public transport there is still a strong case that walking would be the better choice for both speed (not waiting for the next bus) and cost.

Critically here the special character areas should not be exempt from up zoning within this catchment. These areas are ideal for intensification and would provide much opportunity for walking to the city and cycling/micro mobility.

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**

Similar logic to my previous comments about walking speeds and how this is traded-off against the alternative. I have not relied on a car for well over 95% of my commutes for several years now even in situations where many consider a car 'essential'. Buying groceries etc.

Again there should be no special treatment for special character areas and they should not be exempt from upzoning

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**

Again similar to my previous comments. People are willing to walk further than 800m to get to a rapid transit location. You seem to have low-balled many of your numbers in a way that is detrimental to an overall goal of encouraging more public transport use, less private vehicle dependence, and allowing more people to live closer to ammenities.

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

Absolutely there should be up-zoning and it should go further to a wider catchment. Again it feels like you are underestimating people's ability to walk or cycle. I regularly walk over a kilometre to my local supermarket and which includes walking up a couple of hills. This is no issue for me and I suspect many others. More opportunities for people to live like this would be a great idea. Push out the distance further.

5. **What do you think of our proposal to apply the Terrace 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**

All the same comments. People are willing to walk. 200m is barely anything, maybe a 5 minute walk. At least put it up to 400m. You are really limiting yourself otherwise.

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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**

It feels like you are just trying to frustrate the direction from the government. From recent articles it is clear you have drawn SCAs in a way to maximise their area by using some tenuous logic and dubious methodology. By doing this you are locking many in Auckland to having to live further away from the centre city and therefore be more reliable on driving or public transport when lower carbon methods like walking, e-scooters, and cycling would be better options.

I also do not believe that many of the identified SCAs actually have any meaningful character. Narratives like how these areas are draws for tourists are just fantasies. No tourist is flying from Italy to look at our streets of villas in Epsom.

You have declared a climate emergency. Put your money where your mouth is and actually allow for up zoning rather than frustrating the directive from the central government to keep the central suburbs from seeing intensification.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

These areas are full of homes that are in most cases sub-par, cold, drafty, damp homes and where they are not it is because they have been extensively renovated to the extent it is dubious to say they have any form of historic character. Replacing these homes with modern apartments and town houses would significantly improve the quality of housing and given the dubiousness of the character value asserted not much will be lost.

It is fair to protect actually heritage listed property or if there is an area with genuine character but in the case of character it should not stand as a strong enough case on its own to limit development within a walkable catchment. What is the priority here? To allow for more housing

closer to ammenities and allowing for lower carbon lifestyles or to try turn suburbs into museums and banish everyone else to live in other suburbs and force them to drive to get anywhere?

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**

It is all the same arguments here. SCAs feel like they have been made up to frustrate the direction from central government and to try turn areas into museums. Let intensification happen around areas within walkable catchments and stop making up excuses and exemptions.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Infrastructure for things such as water is something which should not be a qualifying matter. Intensification should be allowed to occur around where people want to live. It is the job of the central government, Auckland Council and other agencies to provide the required infrastructure. Changes through things like 3 waters will help to secure funding for such infrastructure investment.

If there are areas where it would be effectively impossible to provide infrastructure it would be okay to have a very tightly limited area where there is a qualification but this should be used as sparingly as possible and the bar should be set very high to qualify.

It is also true that intensification of brownfields is more efficient than endless new greenfield development which demands bigger wider roads, more pipe laying for plumbing, power lines, etc. This should all be priced into any consideration and trade-off. This is to say nothing of the climate emergency and obligations to lower emissions. Brownfield projects should be counted as a benefit from this perspective and infrastructure funding targeted accordingly.

This should not be 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)**

This feels like a fishing exercise to find any other excuse that will stick to limit intensification especially around the central suburbs. Further work is needed to justify any of these matters as meeting the threshold as a qualifying matter. Well some viewshafts may be nice to have they should by no means be a justification to prevent intensification. The direction from central government is clear that qualifying matters be justified on a site by site basis. Spending another 12-24 months trying to cook-up some other excuse is a disservice to all of Auckland and shows a lack of commitment to your declared climate emergency. Get on with things, let intensification happen where it needs to happen.

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#6701

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Mark Hansen

Name of organisation/business:

Your local board: Outside Auckland

**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**

People routinely walk further than 15 minutes. I myself frequently walk 20-30 minutes to work, shopping, and restaurants. It sounds like you're just trying to avoid developing the suburbs immediately around the central city. It's very important that people can live close to the city!The walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit.

Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

We can already see this in 2018 census 'travel to work' data which shows walking mode share above 10% (and often much higher) for these central suburbs.

This larger walkable catchment also better reflects the accessibility of the city centre by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

I regularly walk 20 minutes to adjacent urban centers for restaurants, shopping, etc. It's crucial that more people have the opportunity to do this.

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.

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**

I regularly walk 20 minutes to frequent bus lines to the beach, and other parts of town. Many more people should have this opportunity. 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**

400m is ridiculously short. People are willing to walk so much further than this.

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.

For town centres on the isthmus, the new zone should facilitate development up to six storeys.

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**

200m is not far enough. People are willing to walk much further than this. Limiting development >200m around will vastly reduce the benefits of this policy.

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.

For town centres and local centres on the isthmus, the new zone should facilitate development up to six storeys.

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**

These zones don't have character. They're just a handout to the rich at the expense of all the rest of us. It's a disgrace that the best most desirable suburbs with best walkability are trying to be excluded from development by blanket suburb-level bans.

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**

"Character" (sounds like just rich areas to me) isn't a good enough reason to limit the ability for people to live there. The city isn't a museum.  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's your job to sort out the infrastructure, and density will help achieve infrastructure (making public transport easier, agglomeration benefits, and enabling denser schools). 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.

### Important privacy information

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#6707

# Government's new housing rules: What it means for Auckland

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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 Hay

Name of organisation/business:

Your local board: Outside Auckland

**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**

People are prepared to walk further esp in downtown locations. Also E-scooters and bikes make trips of 2km or more very easy so this 'walkable' catchment needs to be larger

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**

People are prepared to walk further if they live in apartments. Also E-scooters and bikes make trips of 2km or even more very easy so this 'walkable' catchment needs to be larger

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**

See above -People are prepared to walk further if they live in apartments. Also E-scooters and bikes make trips of 2km or even more very easy so this 'walkable' catchment needs to be larger

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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**

We need more intensification

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

Special character qualifying matters should be limited to actual heritage buildings (site-by-site), not entire suburbs streets and suburbs. The most sensible place for intensification is close to the

city centre where the best public transport links are, and getting into the city centre is easy and lower-emissions regardless of transport mode. Special character provisions locks out housing where we need it the most. Zoning laws in the central fringe suburbs is increasing transport emissions by pushing housing development further away from where many people work.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

Build infrastructure to support intensification, not the other way around. With many more people and families moving into an area, you should have more local ratepayers able to fund the necessary infrastructure upgrades and more efficiently (per unit) than if they were spread out over a large area of greenfield development, for example

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#6972

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Sue Cheesman

Name of organisation/business:

Your local board: Not supplied

**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**

Yes to focus attention on intensification in areas where it is appropriate eg Albany and close to Highbury and not down Hinemoa Street nor Rawene Road.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

**Tell us why**

sensible proposal

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

sensible proposal

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

We do not support this and think distances should be closer because those centres are already small with limited public transport links and parking. The neighbourhoods would lose their local feel if surrounded by large high-density housing.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

**Tell us why**

We do not support this and think distances should be closer because those centres are already small with limited public transport links and parking. The neighbourhoods would lose their local feel if surrounded by large high-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.

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 too narrow. The existing special character areas should be retained including Birkenhead Point and Northcote Point. It is important to keep this so these areas keep their unique historic and distinctive 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**

All character areas should  be identified not just subsets The special character threshold should be lower to 50%. - still the majority

All properties with a score of 4/6 that the council still counts as character houses should be included not just 5/6 or 6/6.

Northcote and Birkenhead Points were surveyed using google Street viewer which is a crude measure compared to in-person meaning it is impossible to show their true character status.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

**Tell us why**

All character areas should  be identified not just subsets The special character threshold should be lower to 50%. - still the majority

All properties with a score of 4/6 that the council still counts as character houses should be included not just 5/6 or 6/6.

Northcote and Birkenhead Points were surveyed using google Street viewer which is a crude measure compared to in-person meaning it is impossible to show their true character status.

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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 infrastructure should be taken into account as a limitation on increased housing density.

Little Shoal Bay and Le Roys Bush are sensitive ecological areas that are already under pressure and increased intensification means more stormwater runoff and silting.

Onewa Raod is already above capacity for traffic and has severe gridlock. Increased density would add to these problems.

**Other qualifying matters**

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#7036

# Government's new housing rules: What it means for Auckland

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## Your details

**Your name and feedback will be included in public documents. All other personal details will be kept private.**

Name: Rachel William

Name of organisation/business:

Your local board: Outside Auckland

**Your feedback** (all questions are optional)

### Requirements for intensification

### Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

**Tell us why**

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think less areas should be identified as a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

## Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

## Important privacy information

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.

#7060

# 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: Hamish Dahya

Name of organisation/business:

Your local board: Outside Auckland

**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**

CBD is the heart of the city. Good intensification should surround the city.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

**Tell us why**

These centres provide all amenities.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

**Tell us why**

## Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

**Tell us why**

## Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

## Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

**Tell us why**

## Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

**Tell us why**

### Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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