Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Rodney Local Board

WRITTEN FEEDBACK Vol. 2 (3165-7601)

Sub #	Submitter Name	Organisation	Local Board	Volume
3165	Marion Thompson		Rodney	2
3285	dontwannabenamed don'twannabenamed		Rodney	2
3325	Bianca Diamond		Rodney	2
3330	Chris Hunter		Rodney	2
3349	Jason Langworthy		Rodney	2
3360	Theresa smith		Rodney	2
3506	Sarah Menzies		Rodney	2
3609	chris ross		Rodney	2
3684	Richard Aldiss		Rodney	2
3837	Anne Coppell		Rodney	2
3954	gerardus tacken		Rodney	2
4144	T and M Dunn		Rodney	2
4185	Rhian McCorquodale		Rodney	2
4200	John Hogan		Rodney	2
4254	Tom Hollow		Rodney	2
4255	Serena beavis		Rodney	2
4393	H Davies		Rodney	2
5057	Salati Feleti		Rodney	2
5058	Feleti Kouka		Rodney	2
5059	Tunoa Feleti		Rodney	2
5060	Lapi Feleti		Rodney	2
5061	Tevalega Feleti		Rodney	2
5062	Tycey Feleti		Rodney	2
5063	Seila Feleti		Rodney	2
5064	Shelly Feleti		Rodney	2
5065	Ben Feleti		Rodney	2
5441	Heath Gray		Rodney	2
5508	Gonzalo Tome		Rodney	2
5530	Gillian Hollows		Rodney	2
5551	Josh Preston		Rodney	2
5559	Vishal Rai		Rodney	2
5593	Jonathan R		Rodney	2
5599	Julian Fordyce		Rodney	2
5601	Deirdre Marbeck		Rodney	2
5636	Michael Hollow		Rodney	2
5668	Roy Richardson		Rodney	2
5672	Angela Lin	Oceania Group (NZ) Limited	Rodney	2
5782	Roger Williams		Rodney	2
5810	Julie Drabsch		Rodney	2
5850	Murray Lewis		Rodney	2
5867	Hueline Massey		Rodney	2
5871	Jessica Andrews	Goatley Holdings Limited	Rodney	2
5902	Vanita Ranchhod		Rodney	2
5987	Claire Booth	Robyn Alexander and the Kasober	Rodney	2
6105	Claire Booth	The Kilns Limited	Rodney	2
6129	Claire Booth	Falls Road Properties Limited	Rodney	2
6161	David Tilley		Rodney	2
6165	Jessica Andrews	Ellper Holdings Limited	Rodney	2
6168	Claire Booth	Conrad Robertson	Rodney	2
6192	Shane Hartley	The Oaks on Neville	Rodney	2
6246	Claire Booth	Mason Investments Limited	Rodney	2
6293	Dave Martin		Rodney	2
6464	Lucan Smith		Rodney	2
6470	Jacqui Marks		Rodney	2
6475	Ben Johnsen		Rodney	2
6476	Lisa Wenzel		Rodney	2
6482	Anita Guest		Rodney	2

Sub #	Submitter Name	Organisation	Local Board	Volume
6696	Adam Trotter		Rodney	2
6715	Tanya Brown		Rodney	2
6821	Samantha Gower		Rodney	2
6900	Katherine Norman	Resource Planning Inc	Rodney	2
6967	Andrew Calder		Rodney	2
7135	Aliceson West		Rodney	2
7140	James Rye		Rodney	2
7597	James Xu		Rodney	2
7601	Jasmine Xu		Rodney	2

#3165

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Your details

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

Name: Marion Thompson

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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 I am a regular train user and can see this will be of benefit to encourage more commuters

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

no character buildings should be demolished they should be required to be relocated elsewhere as mandatory

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

fully support

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.

#3285

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Your details

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Name: dontwannabenamed
don'twannabenamed

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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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?** Other

Tell us why

kills the citie's buisness

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

Tell us why

Kills the buisness life

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

Tell us why

for better transport system

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

more houses, less homelessness

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

Tell us why

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Qualifying matters

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

Tell us why

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

Tell us why

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

Tell us why

Other qualifying matters

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#3325

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Your details

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

Name: Bianca Diamond

Name of organisation/business:

Your local board: Rodney

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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

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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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Name: Chris Hunter

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Tell us why

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

Tell us why

Under the MDRS, the council should fast track. the current future urban zones (bring dates forward) as they will be easier to develop with approved infrastructure than creating additional pressure on existing resources in developed urban areas.

It will also be less disruptive to existing rate payers to have development grow in future urban than retro fitting MDRS infrastructure into existing urban areas.

Fast tracking future urban in Dairy Flat, redvale silverdale will minimise the impact of the existing urban MDRS as future urban land (that becomes urban) will be more economic for development than existing urban.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

It is council responsibility to plan and support the infrastructure for these developments not put in faux legislation like qualifying matters to prevent them occurring.

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)

Height to boundary reviews relative to sunlight access should be a qualifying matter for all nps-ud plans

Important privacy information

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#3349

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

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Your details

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

Name: Jason Langworthy

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 it would enable more people to use modes other than cars - e.g. scooters, bikes, etc

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 it would enable more people to use modes other than cars - e.g. scooters, bikes, etc

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

Because it would enable more people to use modes other than cars - e.g. scooters, bikes, etc

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Because it would enable more people to use modes other than cars - e.g. scooters, bikes, etc

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

Tell us why

Because it would enable more people to use modes other than cars - e.g. scooters, bikes, etc

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Poor infrastructure undermines many of the positives of increased density. Ideally we should spend the money and do the work but there will be exceptions.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#3360

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

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Your details

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

Name: Theresa smith

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Infrastructure needs to be upgraded first, Central Govt should be financially supporting this

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

Tell us why

Infrastructure needs to be upgraded first, Central Govt should be financially supporting this

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

Tell us why

Infrastructure needs to be upgraded first, Central Govt should be financially supporting this, this included sewerage and storm water

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Central Govt needs to support infrastructure before more development occurs

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

Central Govt needs to fix infrastructure issues first including sewer and storm water

Qualifying matters

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

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

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

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

Infrastructure needs to be upgraded first, Central Govt should be financially supporting this

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

Tell us why

'Public owned land in Kumeu-Huapai next to the Kumeu River (catchment for Waitakeri ranges) needs to be permanently gazetted as reserve park lad as it is floods,

1) 45 Oraha Road Huapai Auckland 0810

- Residential - Mixed Housing Suburban Zone

2) 29 Pinotage Place Huapai 0810

Legal Description

Lot 16 DP 79675

Zone

Future Urban Zone

3) 31 Pinotage Place Huapai Auckland 0810

- Future Urban Zone

4) Sec 1 SO 373483, Rheingold Place Huapai Auckland 0810

- Future Urban Zone

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

Tell us why

We need better future planning. Land next to rail that has potential to be a train station needs more consideration for future planning eg Kumeu, Taupaki

Council is identifying areas as light industry and then issuing permits to heavy industry for 20 years, this needs to stop

Infrastructure constraints

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

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

Tell us why

Watercare Kumeu-huapai sewerage pre treatment needs to be taken out of the flood plain permantely, it is not a solution building another one in the same place by infilling as it would create further obstruction in floods. This aged facility is on the junction of 2 waterways that flood and run off from already approved SHAs and other developments has increased the volume of storm water coming through here. Both of these issues are degrading the Kumeu river which flows into the Kaipara. More needs to be done by development to treat storm water on site.

New development needs more forward thinking re infrastructure for cyclists, better size parks as more people are being crammed into a smaller space.

Using the river as a drainage system for thousands of new houses does not take into consideration people who live lower on the flood plain.

Other qualifying matters

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

These additional qualifying matters include:

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

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

No infilling of flood plain for development through the Taupaki, Kumeu, Huapai, Waimauku area should be allowed. This displaces water to other areas. Storm water should not be being directed at the Kumeu River and streams, or drains created to direct water here. The Auckland Council report written on the Kumeu Flood is accurate, minimizing, lacks full information and is misleading. I will be emailing more photos and files. Previous work to mitigate flooding has been undone by poor planning. Using flood projection maps is not an excuse for this.

10a. Other comments

Rezoned parkland/foodway (and any other Council land currently on the border of the Kumeu River or Huapai stream and never go up for sale.

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#3360

#3506

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

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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 Menzies

Name of organisation/business:

Your local board: Rodney

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

The walkable catchments need to take heritage and special character areas into account more than they do currently. More existing special character areas need to be considered and preserved when planning for the areas within walkable catchments. The wholesale changes of large areas of land from Single Housing zones to Mixed Housing Urban without any consultation about the impacts or effects on communities and without need for resource consent is ill-considered and will have far-reaching and detrimental impacts on heritage and amenity. Case in point: Church Hill, Warkworth includes a number of identified heritage buildings and a heritage site but the new zoning around these buildings is now Mixed Housing Urban. Part of the value of these heritage buildings and sites is not only that they are historic but that they exist in proximity to each other and can be seen from their respective vantages. Re-zoning this land to Mixed Housing Urban will change the entire character of this area of central Warkworth and will cause these small heritage buildings to become dwarfed by 3-storey high developments, which will have the effect of altering their effect. Instead of being able to be remain to scale in their surroundings and in relation to the land on which they stand, they will be dwarfed and shaded by other buildings, out of sight of one and other and in apparent isolation.

Another area which will be irrevocably by rezoning from Single House to Mixed Housing Urban is Pulham Street, Warkworth. Walkers, cyclists and drivers get wonderful views of the Mahurangi River and Valley when transiting along this road. These views are as geographically anchoring to Warkworth and to the Mahurangi generally as views of the Auckland Museum and volcanic cones are to Aucklanders who live closer to the central city. Re-zoning Pulham Road to Mixed Housing Urban will be hugely detrimental to the experience and appreciation of Mahurangi-Warkworth for those who live in the area and for visitors to the area from beyond.

Please: keep Pulham Road, Church Hill and Percy Street to Pulham Road as Single House Zone to preserve the historic and geographic integrity of these identified heritage sites; keep Pulham Road as Single House Zone to preserve the sweeping views of the Mahurangi River Valley that can be seen from along this road.

(Please note: I do not live in Church Hill, Percy Street or Pulham Road but travel along these roads frequently by bike and car.)

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

Tell us why

The walkable catchments need to take heritage and special character areas into account more than they do currently. More existing special character areas need to be considered and preserved when planning for the areas within walkable catchments. The wholesale changes of large areas of land from Single Housing zones to Mixed Housing Urban without any consultation

about the impacts or effects on communities and without need for resource consent is ill-considered and will have far-reaching and detrimental impacts on heritage and amenity. Case in point: Church Hill, Warkworth includes a number of identified heritage buildings and a heritage site but the new zoning around these buildings is now Mixed Housing Urban. Part of the value of these heritage buildings and sites is not only that they are historic but that they exist in proximity to each other and can be seen from their respective vantages. Re-zoning this land to Mixed Housing Urban will change the entire character of this area of central Warkworth and will cause these small heritage buildings to become dwarfed by 3-storey high developments, which will have the effect of altering their effect. Instead of being able to be remain to scale in their surroundings and in relation to the land on which they stand, they will be dwarfed and shaded by other buildings, out of sight of one and other and in apparent isolation.

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(Please note: I do not live in Church Hill, Percy Street or Pulham Road but travel along these roads frequently by bike and car.)

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

Tell us why

The walkable catchments need to take heritage and special character areas into account more than they do currently. More existing special character areas need to be considered and preserved when planning for the areas within walkable catchments.

Intensification around town and local centres

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

There are plenty of areas in Auckland that allow for building of Terraced Housing and Apartments, which were identified under the existing Unitary Plan. These areas were identified in a considered way following democratic consultation and taking areas of special character, public amenity and capacity for infrastructure development into account. I do not support a blanket catchment of any meterage that overrides the existing Unitary Plan.

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

There are plenty of areas in Auckland that allow for building of Terraced Housing and Apartments and these areas have been identified under the existing Unitary Plan. These areas were identified in a considered way following democratic consultation and taking areas of special character, view shafts, public amenity, ecology and capacity for infrastructure development into account. I do not support a blanket catchment of any meterage that overrides the existing Unitary Plan.

Qualifying matters

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

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

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

Special Character Areas

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 plenty of areas in Auckland that allow for building of Terraced Housing and Apartments, which were identified under the existing Unitary Plan. These areas were identified in a considered way following democratic consultation and taking areas of special character, view shafts, public amenity, ecology and capacity for infrastructure development into account. I do not support a blanket catchment of any meterage that overrides the existing Unitary Plan.

The existing Special Character Areas under the Unitary Plan were identified following extensive public consultation and taking existing planning documents developed over years by the seven former local councils of the Auckland Council. Existing special character areas under the Unitary Plan were identfied for a reason: they are irreplaceable. These special areas have survived in Auckland since the late 19th and early 20th centuries and they represent entire communities as they were at that time - houses, churches, halls and local shop frontages. They connect us with our past and are keys to Auckland's history and unique identity.

I oppose the stripping of the Special Character status from large areas of Devonport, St Mary's Bay and from Northcote and Birkenhead Points (the latter running the length of Hinemoa Street). Intensifying in these areas will not lower the cost of housing in Auckland and nor will it achieve the aim of accommodating substantially larger numbers of Aucklanders. Instead, it will allow property developers to devalue these relatively small but important representations of our past for personal and private capital gain.

There are so many other areas of our city, close by and on transport routes, that do not have special character amenity where intensification is already allowed under the Unitary Plan. We have so few Special Character Areas already and what we do have are visited and enjoyed by Aucklanders from around the city. It would be devastating and unthinkable to lose these for the short-sighted aim of squeezing in relatively few - on the scale of Auckland - additional townhouses.

(Please note: I do not live and have never lived or owned property in any of the special character areas mention above, but my family and I have long enjoyed them and learned from them and value them still.)

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

Tell us why

I oppose the stripping of the Special Character status from the identified areas of Devonport, St Mary's Bay and from Northcote and Birkenhead Points (the latter running the length of Hinemoa Street). Intensifying in these areas will not lower the cost of housing in Auckland and nor will it achieve the aim of accommodating substantially larger numbers of Aucklanders. Instead, it will allow property developers to devalue these relatively small but important representations of our past for personal and private capital gain.

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(Please note: I do not live and have never lived or owned property in any of the special character areas mention above but my family and I have long enjoyed them and learned from them and value them still.)

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

It is basic common sense not to allow developers to intensify in areas where the infrastructure isn't there and/or can't be developed in a cost-effective way to support intensification. The government insisting that intensification must be allowed to happen across the whole of Auckland with no respect to the feasibly or impacts of so doing and regardless of whether the infrastructure exists or can exist is ludicrous. The outcome will be that property developers and investors will dictate where and how this city develops into the future- with little control, planning or foresight beyond short-term private commercial gain.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Volcanic cone viewshafts appear to have been done away with. Would like to see these reinstated. Our volcanic cones are inherently and unmistakably Auckland. Please reinstate Volcanic Cone viewshaft overlays.

Approve of all other overlays listd above.

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#3609

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

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Your details

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

Name: chris ross

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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 support this mostly as it is import to have well planned more intensified housing within a walking distance of the city but 6 storey height is excessive and will mean the facilities and infrastructure will be overwhelmed in their current state.

I believe some of the current planning restrictions around a larger centres could be eased slight but a blanket mandated approach is not the right way to do so.

The qualifying matters overlays should be utilised to allow a logical assessment of this intensification.

I believe 3 homes per site is excessive and should be reassessed in a more logical way and that might be allowing 1 more house that is current possible under the current AUP and anything more should be a NOTIFIED consent process not non-notified as is proposed.

To allow a over intensification via a non-notified process will be detrimental to the wellbeing of the surrounding residents.

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 support this as intensification around the metropolitan centres will allow more people easy access to those but 6 storey height is excessive and will mean the facilities and infrastructure will be overwhelmed in their current state.

I believe some of the current planning restrictions around a larger metro centres could be eased slight but a blanket mandated approach is not the right way to do so.

I believe 3 homes per site is excessive and should be reassessed in a more logical way and that might be allowing 1 more house that is current possible under the current AUP and anything more should be a NOTIFIED consent process not non-notified as is proposed.

To allow a over intensification via a non-notified process will be detrimental to the wellbeing of the surrounding residents.

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

Tell us why

I support this as intensification around the transit stops will allow more people easy access to the transport facilities but 6 storey height is excessive and will mean the facilities and infrastructure will be overwhelmed in their current state.

the qualifying matters overlays should be utilised to allow a logical assessment of this intensification.

I believe 3 homes per site is excessive and should be reassessed in a more logical way and that might be allowing 1 more house that is current possible under the current AUP and anything more should be a NOTIFIED consent process not non-notified as is proposed.

To allow a over intensification via a non-notified process will be detrimental to the wellbeing of the surrounding residents.

Intensification around town and local centres

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

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

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

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

Tell us why

I do support this because with intensification will come the need for increased commercial spaces which can often be incorporated into ground floor of apartment buildings, achieving a balance of mixed use. To a lessor extent terrace houses, but the 6 storey height is excessive so the qualifying matters around these zones will be crucial to a well planned environment so close to large towns.

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

Tell us why

I do support this but small towns will need specific qualifying matters to preserve any heritage aspects or similar so the 6 storey height is very excessive but allowing some mixed use zones close to these areas could allow a slower more managed growth of smaller areas, this would be a more logical step.

Again allowing intensification outside the current planning rules should be a NOTIFIED consent process not non-notified as is proposed.

To allow a over intensification via a non-notified process will be detrimental to the wellbeing of the surrounding residents and ruin the the aesthetic of most small town environments.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

These special character areas have already been assessed as such so why would they need be identified again. The selection of these has been achieved through previous discussions and consulting with council so it should not need to done for intensification to be achieved.

As the Auckland Council information sheet states 'Applying a qualifying matter doesn't prevent development from happening in that area. It only reduces development enough to ensure that what is being protected or managed isn't compromised by the development' thus intensification can occur, so these existing areas to not need adjustment.

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

Tell us why

If these proposed special areas are matched to the existing special areas overlay then I support it.

Again use of the qualifying matters aspects for these areas will be crucial.

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

Tell us why

If these proposed business special areas are matched to the existing special areas overlay then I support it.

Again use of the qualifying matters aspects for these areas will be crucial as it is in residential zones also.

Infrastructure constraints

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

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

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

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

Not doing so would to be provide intensification of housing knowing that significant infrastructure is insufficient, this is an illogical approach to planning.

of specific note are areas of narrow geographical form e.g. the peninsulas of Devonport and Whangaparoa. The specific nature of these areas being narrow land forms means that intensification of housing in those areas will not be supported by transport / roading infrastructure as the space is not available for expansion of those services. These particular areas have ongoing issues with the population levels as they currently are let alone the proposed intensification.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Ridgeline protection needs to extended to the greater Auckland area. It seems to be primarily focused on inner city or west areas but ignores northern areas and areas of narrow geographical form. If intensification / height restrictions are not assessed to other significant ridgelines / narrow land forms, e.g. the peninsulas of Devonport and Whangaparoa, then it will be detrimental to the existing low-rise aspects of these areas.

The specific nature of these areas being narrow land forms means also that intensification of housing in those areas will not be supported by transport / roading infrastructure as the space is not available for expansion of those services. These particular areas have ongoing issues with the population levels as they currently are let alone the proposed intensification.

Important privacy information

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#3684

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

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Your details

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Name: Richard Aldiss

Name of organisation/business:

Your local board: Rodney

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

I would support the 1200m catchment if intensified development allowed for parking. There are going to be cars parked all over the place. If car parking not included the quantity of intensive housing needs to be reduced as much as possible.

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 support the 800m catchment if intensified development allowed for parking. There are going to be cars parked all over the place. If car parking not included the quantity of intensive housing needs to be reduced as much as possible.

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

Tell us why

I would support the 800m catchment if intensified development allowed for parking. There are going to be cars parked all over the place. If car parking not included the quantity of intensive housing needs to be reduced as much as possible.

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

Development has not been kind to Auckland's heritage and those suburbs with a unique heritage feel need that retained entirely. The existing special character areas were deemed significant enough to qualify under the existing Unitary Plan so they should under this amendment. People who purchased, renovated or developed in those areas shouldn't have the rules changed on them, they should have the confidence of consistent regulation.

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 areas identified as Special Character in the original Unitary plan should be retained. As much as anything for consistency and fairness.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#3837

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

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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 Coppell

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#3954

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

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Your details

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Name: gerardus tacken

Name of organisation/business:

Your local board: Rodney

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

to far to walk on a daily basis

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?** I don't know

Tell us why

Qualifying matters

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

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

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

Tell us why

historic areas should be protected long term. Density increase only along busy access roads in these historic areas.

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

Tell us why

the areas are impossible to extract from the plans. Coding does not work.

In all historic zones intensification should be encouraged in low impact areas and only once these are fully utilized should further areas be included.

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

Tell us why

impossible to identify on the plans

Infrastructure constraints

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

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

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

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

Tell us why

Other qualifying matters

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

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

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

ridgeline protections are not important. Auckland museum view shaft is worth sacrificing for better density. Stockade view shaft is not worth keeping. Public places need sunlight.

Important privacy information

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#4144

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

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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 and M Dunn

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The city infrastructure is already in place and better able to handle the increase in growth of housing and 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 further

Tell us why

The metropolitan areas have inadequate infrastructure and amenities in place to handle the influx of people.

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

Tell us why

Six stories to too high. Do not support. Two stories could potentially be an option once proper care and amenities to support are put in place.

Intensification around town and local centres

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

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

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

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

Tell us why

There doesn't seem to be planned infrastructure adequate to handle the amount of increase in sewerage, transportation and traffic flow. Its Chaos! (If this rule was to be put in place.)

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

Tell us why

Don't support. As above, inadequate infrastructure to handle any of this increase in housing etc.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Everything should be considered case by case not a blanket rule. Just seems to be not a lot of thought put into the entire plan.

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

Tell us why

As above. Everything should be considered case by case not a blanket rule. Just seems to be not a lot of thought put into the entire plan.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

We need a case by case scenario. It's already obvious that parts of out city are struggling and with higher density it would only compound the problem.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#4185

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

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Your details

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

Name: Rhian McCorquodale

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

There are many public transport options within this area.

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

Tell us why

There s not the infrastructure in the. metropolitan centres to support high density housing, the public transport system needs to be in place first.

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

This would create a more "town' like 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?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Very few Auckland properties should be classed as heritage, they are not suitable for modern living and most are cold, damp and mouldy. Council has the option to insist on high quality design through the consent process.

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

Transport/infrastructure improvements should all be completed prior to housing intensification otherwise everyones quality of life lowers.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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Government's new housing rules: What it means for Auckland

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Your details

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Name: John Hogan

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It should be subject to the protection of heritage properties. Also this distance is unlikely to be predominantly residential or if it is may already be apartment blocks or such like

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

Tell us why

This is now risking the uninvited and distressing destruction of peoples established homes.

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

Tell us why

This definitely risks the destruction of peoples homes in what are clearly established residential areas. People choose to live these properties in reliance on the rules as they were. It is totally unfair to destroy the environment they choose to live in. If it is going to happen it should be minimized to less than 800 metres being land effectively "alongside".

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

These areas are not like residential 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?** Other

Tell us why

See above These areas are not like residential suburbs.

Qualifying matters

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

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

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

Special Character Areas

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

Because of their special character - its inequitable and unfair to pick and choose.

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

Tell us why

See question above Because of their special character - its inequitable and unfair to pick and choose.

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

See question above Because of their special character - its inequitable and unfair to pick and choose.

Infrastructure constraints

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

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

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

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

It is totally unfair and is tantamount to a breach of a human right that people have purchased in established residential areas in reliance on the character and nature of their property and now this is all put at risk. It is all very stressful and unfair. With all due respects it seems like totalitarianism.

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#4254

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

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Your details

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

Name: Tom Hollow

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

Greater density and allowance required. This plan is designed to free up land and expansion for future.

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

Tell us why

Greater density and allowance required. This plan is designed to free up land and expansion for future.

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

This plan is designed to free up land and expansion for future so I believe we should extend this further.

Intensification around town and local centres

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

I believe we need to allow more development potential which requires greater 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

I believe we need to allow more development potential which requires greater distance

Qualifying matters

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

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay

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

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

Our property, 795 Whangaparaoa Road, is proposed 'Two-Storey Single Dwelling Residential Area' however, we believe this should be 'Residential - Mixed Housing Urban Zone - Modified'.

When considering this specific stretch of road it needs to be factored in that this is a main road with multiple key bus routes, and it is located within a 500m walk of a 'business town centre zone'. I would see the properties from 793 to 825 Whangaparaoa Road be included and rezoned 'Residential – Mixed Housing Urban Zone – Modified'. Whilst this stretch of land set back from the water at a slope, it needs to be factored in that it is south east facing and does not face open ocean of any such exposure to swell.

If you're going to make the other side of the street mixed urban, then you should also make ourside the same. It has comparable walking distances to the town centre, and access to key transport routes. Also, it is set back from the exposures to ocean so should not restrict development or rezoning here.

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Whangaparaoa Rd
Tower Hill
Main St
Main St
Link Cres
Link Cres
Wade River Rd
Whangaparaoa Rd
Homestead Rd
Homestead Rd
Little Barrier Ave
Ladies Mile
Motutapu Ave
Zealandia Rd
Zealandia Rd
Whangaparaoa Rd
Sundown Ave
Arkles Dr
Whangaparaoa Rd
Rakino Ave
Whangaparaoa Rd
Spinnaker Point
Whangaparaoa Rd
Herman St
Mckenzie Ave
Arkles Strand
Margaret Pl

#4255

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

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Your details

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

Name: Serena beavis

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

try walking that far on a rainy windy day

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

still too far

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?**

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 gives personality to a city or it will end up being one amorphous mass of uninteresting houses. There is a reason heritage home owners have tight regulations preventing loss of character to their homes.

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

Other qualifying matters

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

These additional qualifying matters include:

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

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#4393

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

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Your details

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Name: H Davies

Name of organisation/business:

Your local board: Rodney

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

if the rules are trying to provide for healthier living then there should be a move to densify close to transport and avoid impacting on the wider 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

it will reduce the impacts of the intensification and encourage more compact development close to transport hubs

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

Tell us why

it is better to intensify closer to the services and reduce the impacts on the wider landscape and amenity of residential areas

Intensification around town and local centres

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

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

Tell us why

it is better to intensify closer to town centres

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

Tell us why

keep density closer to town centres

Qualifying matters

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

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

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

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

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

Tell us why

there needs to be protection on character areas along with the ability to protect important landscapes.

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

Tell us why

there needs to be wider protection of areas where the current landscape and tree canopy cover can be protected and retained. Intensive development will significantly erode the potential for developments to retain trees. Trees in private land form an important part of the urban fabric and their benefits are wide ranging. More work is required to protect trees and landscapes that are important to the cities livability, amenity and biodiversity

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

the development over the last 10 years has placed huge pressures on the roading and utility infrastructure. Traffic jams and sewage flowing into the Harbour is a problem that needs to be

fixed. The natural environment has been seriously impacted by uncontrolled and ad-hoc development of the region.

The air quality of Auckland is now seriously impacted by the traffic congestion and our beaches and rivers are experiencing more pressures and high levels of pollution. the controls on development have not been effective in alleviating these pressures. The quality of the natural environment is being degraded by poor planning and a lack of enforcement.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Tree protection, the soil area around them and the extent of urban tree cover in each local board and regionally needs to be included as qualifying matters to ensure there are some controls over the ability to retain larger trees on private land and with areas of intensification. Urban tree cover is critically important to the future shape and form of the region. Trees provide significant benefits and are capable of helping the region with its response to climate change and increasing urban density.

Important privacy information

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#5057

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

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Your details

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

Name: Salati Feleti

Name of organisation/business:

Your local board: Rodney

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?**

Tell us why

Intensification around town and local centres

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

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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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#5058

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

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Your details

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Name: Feleti Kouka

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

Name of organisation/business:

Your local board: Rodney

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

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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

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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Your details

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Name: Lapi Feleti

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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#5061

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

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Name: Tevalega Feleti

Name of organisation/business:

Your local board: Rodney

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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Tell us why

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

Tell us why

Qualifying matters

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Tell us why

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Tell us why

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

Tell us why

Infrastructure constraints

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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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#5062

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

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Your details

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Name: Tycey Feleti

Name of organisation/business:

Your local board: Rodney

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

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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#5063

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

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Your details

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

Name: Seila Feleti

Name of organisation/business:

Your local board: Rodney

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

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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

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#5064

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

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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 Feleti

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

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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.

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

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

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

#5065

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

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Your details

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

Name: Ben Feleti

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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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#5441

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

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Your details

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

Name: Heath Gray

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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 anything that gets people walking is a good idea.

Lessoning the amount co2s we create, is important.

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

I think this is a good idea, better than spreading out.

Auckland is too wide spread as it is.

Terrace housing, and apartments are perfect for people who don't have an interest in yards and gardening.

Though I do think there should be green places, with trees and shrubs, a place for wildlife, and carbon collecting.

Also I don't think it is good for people to be too divorced from nature. So I believe incorporating trees and shrubs amidst this type of housing is crucial.

This is also a good way to get a lot of people living in a smaller area.

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

Tell us why

Same as above. - I think this is a good idea, better than spreading out.

Auckland is too wide spread as it is.

Terrace housing, and apartments are perfect for people who don't have an interest in yards and gardening.

Though I do think there should be green places, with trees and shrubs, a place for wildlife, and carbon collecting.

Also I don't think it is good for people to be too divorced from nature. So I believe incorporating trees and shrubs amidst this type of housing is crucial.

This is also a good way to get a lot of people living in a smaller 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 do not think special character areas should be a qualifying matter

Tell us why

I believe historical area's and architecture, in Auckland is what gives Auckland it's charm.

If we take away this, we lose what makes us unique to other cities. Taking away older home's, and cutting down well established trees in replacement for modern terrace housing and apartments would be disrespectful to all those that have come before us.

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

Tell us why

Same as above. I believe historical area's and architecture, in Auckland is what gives Auckland it's charm.

If we take away this, we lose what makes us unique to other cities. Taking away older home's, and cutting down well established trees in replacement for modern terrace housing and apartments would be disrespectful to all those that have come before us.

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

Same as above. I believe historical area's and architecture, in Auckland is what gives Auckland it's charm.

If we take away this, we lose what makes us unique to other cities. Taking away older home's, and cutting down well established trees in replacement for modern terrace housing and apartments would be disrespectful to all those that have come before us.

Infrastructure constraints

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

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

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

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

I believe developing anything to fast, will only result in creating more 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

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.

#5508

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

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Your details

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

Name: Gonzalo Tome

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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?** 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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#5530

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

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Your details

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

Name: Gillian Hollows

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 council has NO money stop spending.

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 council has NO money stop spending.

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

Tell us why

The council has NO money stop spending.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

No ...i do NOT want historic houses destroyed!

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

No i do not want historic houses demolished!

Qualifying matters

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

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

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

Special Character Areas

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 do NOT want historic houses demolished

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

Tell us why

Council has no money

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

Tell us why

STOP theres plenty of land in suburbs

Infrastructure constraints

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

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

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

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

NO there is land in suburbs

Other qualifying matters

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

These additional qualifying matters include:

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

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

Build in suburbs

Important privacy information

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#5551

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

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Your details

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

Name: Josh Preston

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 live in Muriwai and there is no bus, cycling safety is non existent and there are no footpaths

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 live in Muriwai and there is no bus, cycling safety is non existent and there are no footpaths

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 live in Muriwai and there is no bus, cycling safety is non existent and there are no footpaths

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Important privacy information

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#5559

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: Vishal Rai

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit.

Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

We can already see this in 2018 census 'travel to work' data which shows walking mode share above 10% (and often much higher) for these central suburbs.

This larger walkable catchment also better reflects the accessibility of the city centre by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the City Centre - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

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

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres.

In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes. This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the Metropolitan centres - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

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

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This will support:

The creation of new centres, at stops which aren't already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

Intensification around town and local centres

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

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as ‘large + high accessibility’, as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

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

Tell us why

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as ‘large + high accessibility’, as well as all other local centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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

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

Special Character Areas

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

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

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

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

Tell us why

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

I support protection of listed Heritage, and high quality, continuous SCA outside of Walkable catchments

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

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

Tell us why

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

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

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

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

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

Tell us why

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

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

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

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

Infrastructure constraints

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

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

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

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

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

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

Tell us why

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

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

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

The NPS-UD sets out that Qualifying Matters need to have identified Specific Characteristics that makes the level of intensification required by the NPS-UD and MDRS inappropriate in light of the national significance of urban development. Heights and density more restrictive than the NPS-UD catchment or MDRS can only be imposed to the extent that it affects the characteristic in question. Site by site evidence is required for qualifying matters, which includes justifying the extent of the area that it's applied to, as well as the sites that it applies to.

I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau.

Important privacy information

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#5593

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

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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 R

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 makes little sense to only allow intensification a 15-minute walk from the city centre when we are pushing intensification at locations a 45-minute drive away from town. People will happily commute via walking a good 30-45 minutes from the city centre, AND they have the option of electric scooters and cycles.

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

Time to bite the bullet on intensification. As per previous comments, people will happily walk further than 10 minutes to public transport. It cannot be that we only allow intensification miles and miles from the city and not in these perfectly reasonable locations.

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 per previous comments, people will happily walk further than 10 minutes to public transport. It cannot be that we only allow intensification miles and miles from the city and not in these perfectly reasonable locations.

Intensification around town and local centres

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

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

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

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

Tell us why

We need to start planning for the future and it's a future with more walking and cycles. 400 metres is incredibly close. There's little reason to not allow intensification further out.

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

Tell us why

If not around town centres, where? Why are we pushing intensification out to distant locations but not allowing it in a reasonable distance around centres? We have to plan for a more localised, walkable 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.

Special Character Areas

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 at the point of absurdity. Just because houses are old does not mean they all have character. Authoritarian prevention of intensification closer to the city is causing unsustainably expensive sprawl. The council does not appear to be able to afford to maintain the ever-expanding sprawl.

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

We need to bite the bullet on intensification and too many of these areas are close to arterial transport routes. It creates absurd expense preventing intensification around major transport hubs. E.g. Kingsland.

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. We need to bite the bullet on intensification and too many of these areas are close to arterial transport routes. It creates absurd expense preventing intensification around major transport hubs. E.g. Kingsland.

Infrastructure constraints

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

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

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

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

One suspects these are overblown and closeted NIMBYism. It is not as if green fields development finds pipes miraculously laying there waiting in the ground. Nor is it the case that other cities have not intensified and built more infrastructure in existing areas.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I suggest all of these are responsibly approached under an overarching priority of great intensification closer to the city and around arterial transport routes. Melbourne's City Architect notes that for every million people added on arterial routes instead of at the fringe Melbourne would save $110 million (apply NZ multiplier for our infrastructure build costs).

It is an ethical disgrace that we have been preventing intensification closer to the city and forcing it to the fringes. It is unsustainable from a cost, maintenance, congestion, pollution, infrastructure, food security (loss of arable land), and climate perspective. NIMBYism is causing unsustainably high rates as we grapple with the cost of sprawl. It is time to do what is better for more Aucklanders, and stop pandering.

How is the cost of the below justifiable? How does the Auckland council justify this over allowing intensification closer to the city?

See notes from Mark Todd: https://www.newsroom.co.nz/curing-aucklands-sprawling-addiction

"Since 2000, New Zealand has lost a third of all its vegetable-growing land. Once buried in concrete, it'll never come back. Death by a thousand diggers. The numbers are numbing – a thousand hectares a year, a hundred thousand trees, a million birds displaced, innumerable lizards and insects. Wetlands are drained, waterways piped. In their place, dozens of new suburbs you've probably never heard of. If you can place more than three of the following on the map, you are the undisputed King of Urban Sprawl Bingo.

Hingaia, Waiake, Pahurehure, Red Hill, Rose Hill, Pinehill, Redoubt South, Wattle Downs, Northcross, Randwick Park, Clover Park, Totara Park, Totara Heights, Fairview Heights, Lucas Heights, Palm Heights (note: any land more than five metres above sea level automatically earns the moniker 'Heights' in the urban sprawl dictionary).

We tell ourselves this is inevitable – that this is the price of progress. We endure ever-worsening congestion – more lanes, more cars – and arrive late and frazzled, 'Bloody Auckland traffic' our stock greeting shared with rolled eyes and a rueful smile.

....

We fudge or rationalise or simply ignore the cost of our urban sprawl – the billions of dollars for our roads and motorways, the billions of hours wasted at the wheel, the billions of tonnes of carbon emitted. And then there are the 50,000 hectares of nature that have been sliced and diced into subdivisions. Like the apocryphal frog in the pot, we keep adjusting to the new normal, not realising what we've lost until it's gone forever.

It is a development model replicated in car-centric countries all over the world, one driven by a frontier mentality and underpinned by the folly that our horizons are unlimited, and we can just grow ourselves out of trouble. It's never been less true than now."

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#5599

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

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Your details

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

Name: Julian Fordyce

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

Character needs to be protected. Why do people visit places and enjoy spending time in them.

I request the Whangaparaoa penninsula be marked as a special character area as it fits the description and is very, very far from any transport hubs so needs special attention to avoid housing intensification which will kill the area considering the sewage and road infrastructure is already unable to cope with demand. Please do not destroy the coast with high density housing which will block light and views and destroy privacy.

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

Special character is why people visit NZ. Lose it at your cost.

PLEASE INCLUDE THE COAST IN SPECIAL CHARACTER AREAS, IT DOES NOT HAVE THE INFRASTRUCTURE TO SUPPORT SUCH GROWTH. ALREADT SEWAGE FLOWS INTO THE SEA. THIS MUST BE FIXED AT THE VERY LEAST BEFORE MORE SEWAGE IS ADDED TO THE SYSTEM.

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

Tell us why

Special character areas are important as most evolved cities on the planet have already worked out.

Infrastructure constraints

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

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

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

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

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

Tell us why

Please understand that the Whangaparaoa Penninsula does not have the infra yet to support the density of housing proposed for this area.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Positively support people's rights to not have their privacy, views and light built out when they moved to an area for the less dense housing - at the cost of increased journey times being far from a transport hub.

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#5601

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

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Your details

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

Name: Deirdre Marbeck

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 will be very few people prepared to walk that distance to city, especially in inclement weather which Auckland has rather a lot of. You will end up either soaked with sweat, or rain depending on season. The Visual impact on those areas of architectural historical significance will be regretted for generations as more people are crowded into crammed areas with no requirement for further green space. Defies logic. Learn from the terrible building disasters of the 60s and 70s in the city centre that wiped out many significant buildings. Are that many people really going to be coming to the city ,I wonder? Not based on what has happened in the last 5 years.

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

Tell us why

600 meters more user friendly. You could at least carry shopping or whatever in small quantities that distance.

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

Tell us why

Once again 600 metres a better useable distance.

Intensification around town and local centres

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

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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 is too vague. I do not support destruction of our architectural heritage. Red Flag: Parnell, Ponsonby, Birkenhead Point, Northcote Point,Devonport. Far better understanding and actual legs on the ground walking these areas should bring better decisions. Glenfield ,Sunnynook, Wairau, Forrest Hill,are better suited to this kind of development. Birkenhead central too, but not east or south of the centre itself as you will be destroying the original homes and exceptional views of the whole area for cluttered living. Plus the cost of development will never produce affordable living for the very people you are trying to house!

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

Once again- vague. Will work in some places, but there are bound to be a handful that will become so uninteresting to either live in or shop at. Westmere, West Lynn,Beach haven. The height needs to be reduced for all.

Qualifying matters

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

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

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

Why would families want to live crammed into apartment blocks in Auckland? Our way of living is being taken by central and local government. It defies logic to pile everyone into limited areas when there are hectares of land not developed near pukekohe (not the vegetable growing area) I drove past on the motorway last week and saw huge developments,plus streets already done with lighting and paving and not a building in sight! There is masses of housing going in in Milldale, plus empty non farmed land between Oteha and Silverdale beside the motorway.

Maybe money spent on better roading connections and better modern transport systems would serve everyone better for the future. But that would be harder to do than wave a pen over the suburbs and city and say ‘build as much as you like’ . Present plan is shortsighted and not serving future generations for quality of life.

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

Red Flag: Devonport. How on earth do you think only bits of that area are qualifying?? Ditto Birkenhead Point,NorthcotePoint. How will the thousands of extra people move about on already jammed roads and limited ferry services? It’s just bonkers to stuff more in when the services supplied are not coping. Stormwater and sewerage also. Visitors come to these areas to enjoy the streets of houses and gardens as they are. You’ll never hear anyone say’ let’s go for a walk down Hinemoa St to look at the apartments’ .

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Stormwater, flood tables, sewerage overflows are just part of living in Auckland now. It's disgraceful that 20 beaches are often listed as no go areas after storms. Our weather patterns bring huge rain dumps now. Let's not add more people into these areas that are not coping now.

Other qualifying matters

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

Allowing sunlight into existing homes

Privacy for existing homes - inside and if possible an outdoor area.

To reduce these 2 things reduces quality of living. Imagine only getting sun for 1/2 an hour a day,then being in a shadow . Imagine being overlooked by at least 6 apartments/ townhouses on both sides. Imagine all those trees being cut down and replaced with walls and windows. It paints a bleak picture.

Extraordinary in a city that claims to be environmentally conscious.

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#5636

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

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Your details

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

Name: Michael Hollow

Name of organisation/business:

Your local board: Rodney

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?** Do not support - I think it should be further

Tell us why

I believe walkable catchment should be greater to consider the future, opening more land up for increased population and so this update will not need to take place again in 5-10 years time, giving this NPSUD an extended life

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 walkable catchment should be greater to consider the future, opening more land up for increased population and so this update will not need to take place again in 5-10 years time, giving this NPSUD an extended life

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

Tell us why

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Intensification around town and local centres

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

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

Tell us why

I believe walkable catchment should be greater to consider the future, opening more land up for increased population and so this update will not need to take place again in 5-10 years time, giving this NPSUD an extended life

5. **What do you think of our proposal to apply the Terrace 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 think 200m distance is not enough this should be extended to 600-800m

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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

I agree to retain and define character locations.

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 think that coastal erosion as a qualifying matter has been applied carelessly in any location that is near the coast, regardless of actual erosion figures. For example, we have a property at 795 Whangaparaoa Road, Manly which is included in the two storey single dwelling blanket rule based on qualifying matters coastal erosion.

Our property is 400m walk to a key town centre business zoning and located on a main road, less than 20m from a main bus route. All factors which should be considered and zoning included in mixed-urban as is found on the opposite side of the road. The property is near the ocean, but set back a distance that according to our recent geo tech engineering report allows for 600 years (50 years per meter) of erosion before even getting close to our actual buildable land. Our piece of land is tucked away and faces south east towards the weiti river and okura and experiences no ocean swell compared to north-east facing. These factors have not been considered and as a result our stretch of land is missing out on mixed urban updated allowances. I would see this changed for our stretch of land.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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- 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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Whangaparaoa Rd
Link Cres
Main St
Main St
5737
Tower Hill
2614
8896
4595
Ladies Mile
Circle
Rawhiti Rd
Zealandia Rd
Zealandia Rd
Whangaparaoa Rd
Homestead Rd
Homestead Rd
Little Barrier Ave
Motutapu Ave
Link Cres
Wade River Rd
Arkles Dr
1404
Ladies Mile
Sundown Ave
Whangaparaoa Rd
Whangaparaoa Rd
Herman St
Mckenzie Ave
Arkles Strand
Rakino Ave
Whangaparaoa Rd
Spinnaker Point
Margaret P
Arkles Strand

Propose zone change to
'Residential - mixed housing urban zone modified'
or at the very least
'Two-Storey Medium Density Residential Area'

- 500m walking catchment from 'Business - Town Centre'.
- Located on main road transport corridor, key bus routes.
- Coastal erosion is less given the direction of the cliff faces a river / land (south-east) resulting in far less ocean damage compared to open ocean (north-east).

#5668

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

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Your details

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Name: Roy Richardson

Name of organisation/business:

Your local board: Rodney

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?** 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

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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?** 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?** Other

Tell us why

Refer to letter attached.

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The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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?** 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

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

Tell us why

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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:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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Auckland Council
Attn: Plans and Policy

3 May 2022

MDRS Consultation Submission - Riverhead

To Whom it may concern,

On behalf of our client Roy Richardson, we have prepared feedback on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'Medium Density Residential Standards' (MDRS) upzoning. This submission is focused on how these provisions will affect the township of Riverhead.

We firstly note that Riverhead is within the 'RUB', meaning it is considered to be part of the core Auckland urban area and not a rural or coastal settlement. Further, this town and nearby settlements of Kumeu and Huapai are expected to contain considerable growth in the coming years due to the large swaths of 'Future Urban' zoning present at their edges. Once these areas are live zoned, we would typically expect them to contain a mixture of Mixed Housing Suburban (MHS), Mixed Housing Urban (MHU) and potentially Terrace Housing and Apartment Building (THAB) zoning, as can be observed in recent greenfield developments on the edge of Auckland, such as at Redhills, Huapai, Warkworth, Milldale, Warkworth North and Auranga. It is therefore illogical to retain the low density Single House Zoning (SHZ) within the existing town area where new development is likely to contain contrasting medium density housing.

Conversely, other areas with similar characteristics as Riverhead have been included within the MDRS upzoning, such as Herald Island, Warkworth, Drury, Paerata and Waiuku. These locations, along with other included areas such as the Hibiscus Coast, Pukekohe and Whenuapai, are similarly distant to the core employment areas in Central Auckland and are comparably accessible to the State Highway and public transport networks. As such, there is no rationale for these areas being included as part of the MDRS plan changes and Riverhead (or other such similar towns) being excluded.

In addition, we understand there are plans in the medium term for Auckland Transport to construct a park and ride bus interchange near the intersection of Fred Taylor Drive and SH16, about 5km to the south of Riverhead. This new interchange will be served by the new 'Western Express' bus service and enable greater access to significant employment and retail centres in Westgate and the Auckland City Centre.

International best practice and the objectives and policies of the NPS-UD recognise that mandating low-density, single-family housing should be avoided, unless there is a specific constraint such as historic heritage or natural hazards are present on a site. Clustering higher density dwellings around a community hub creates efficiencies in accessing local services, in turn reducing auto dependence. Further, the approach of maintaining low density increases house prices, as the cost of land per dwelling is significantly greater, which in turn causes the supply of housing to be restricted to large family dwellings. As such, we considered that SHZ is exclusionary and will exacerbate the current housing crisis.

Notwithstanding the above, we acknowledge that a 'MHU' type zoning may not be entirely in keeping with the existing character of Riverhead, and may enable a greater density of development than is considered preferable in such a location. Therefore, we would consider it appropriate for Council to rezone such locations for the 'Two-Storey Medium Density Residential Area', which we assume would correspond with the MHS zone. This would allow gentle intensification that remains in keeping with the lower density of the SHZ, and would allow more diverse typologies of housing such as duplexes or two-storey terrace dwellings.

Finally, our engineers have undertaken a preliminary assessment of the client's properties at Nos 18 and 22 School Road, Riverhead and have confirmed that there are no immediate servicing constraints that would prevent intensification, see attached Appendix 1. In addition, there are no major hazard constraints in Riverhead that we are aware of, such as flooding, geotechnical instability or coastal inundation. As such, we do not believe there are any engineering reasons to artificially constrain the

development potential of residentially zoned sites.

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

Kind Regards,

Written By:

Harrison Fernandes-Burnard
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18 & 22 School Road
School Road
Riverhead, Auckland, 0820

24 November 2021

18 & 22 School Road, Riverhead Engineering Services Assessment

Existing Site Description

The two sites are located on the western side of School Road. They are both approximately rectangular in shape with an area of 2049m^2 and 1998m^2 for 18 & 22 School Road respectively.

18 School Road is a residential site with several dwellings located at the front of the lot adjacent the road. The rear of the site is characterised by lawns, trees and other vegetation.

22 School Road appears to be a mix of residential and retail usage. The retail portion, Kauri Café & Indian Eatery fronts onto School Road with the residential area located behind this. The site overall has several dwellings and working sheds, with green areas including lawn, trees and other vegetation located to the rear of site. A notable Kauri tree has been identified near the site frontage.

There is an elevation difference of approximately 3.5m across the length of the sites. The topography of both sites slope away from the road gradually in a westerly direction with an average gradient of 6.3%. The lowest elevation of the site is roughly 19.5m.

The legal description for the sites are Pt Allot 16 Psh Of Paremoremo and are under Residential - Single House Zone in the Auckland Unitary Plan.

Access

Access to 18 School Road is provided via existing vehicle crossing near the southern boundary. The existing vehicle crossing is approximately 3.5m wide at the site's boundary and 5.3m at the road face. There is an existing power pole within a meter of the driveway to the north and a pram crossing within a few meters south of the driveway. These constraints will require consideration if the driveway is to be relocated/ widened.

There appears to be no existing vehicle access for 22 School Road. There are six angled parkings adjacent the site which most likely serve customers of the retail shop. If an access is proposed along the 22 School Road frontage constraints to consider include the retaining wall in the berm along the southern boundary.

Stormwater

An overland flowpath (OLFP) with catchment between 0.4-1Ha is generated within 18 School Road. Details are shown within the Council GIS viewer (GEOMAPS). The OFLP flows from the south western corner of the site in a north westerly direction into the neighboring property (10 School Road). The OLFP within the site can be modified to suit the development layout however the existing discharge point will need to be maintained. An assessment of the OLFP which may include flood modelling, should be undertaken to confirm floor level requirements.

The following options were considered for stormwater servicing for the site:

- Extension of the public network located in School Road by new connection to manholes located in the adjacent berm or opposite side of the road. The potential connection locations MH2000225838, 2000890527 & 2000714564 have shallow inverts and therefore the proposed connection would only provide coverage for approximately 35% of the site given minimum grade and cover requirements. Options would need to be investigated for stormwater

management/reticulation for the balance of the site. Pumping of stormwater may be required. It is likely that any stormwater rising mains and associated infrastructure would need to be privately owned for the full length ending at a private discharge chamber before entering the public system.

- Connection to the public manhole located on 14 School Road private property. The invert of the manhole is relatively deep and will service the overall site with suitable grade and cover. This option requires work on private land and therefore requires consent from 14 School Road owners. This option is considered the best practicable option.

The site is within a Stormwater Management Area – Flow (SMAF) overlay in the *Auckland Unitary Plan* (AUP). This means new or redeveloped impervious areas on the site require hydrological mitigation, through provision of underground tank or similar device. This will also require re-use (dual plumbing) for toilets and laundry. As the site is likely to create greater than 1000m^2 of impervious area, stormwater quality treatment will also be required.

Depending on the existing stormwater network capacity downstream of the site, primary network peak flow mitigation may be required to meet pre-development impervious area condition.

Wastewater

There is one existing wastewater main within School Road. The line is 145mmØ PE pressurized pipe. There are no gravity drainage options available for the site. Connection to the low-pressure sewer network will be at the discretion of Watercare based on available capacity in the existing system. Further consultation with Watercare will be required in this regard.

Low pressure wastewater systems also referred to as pressure wastewater collection (PWC) require a private pump station for each dwelling. The private pump station pumps effluent into the council pipe with the combined effort of all the pump stations providing enough pressure in the system for operation. These systems place an increased cost responsibility on property owners for maintenance and operation, there is also a higher upfront cost to construction.

Water

Water servicing may be available via connection to the existing 150mmØ PE public network in the berm of School Road. Capacity in the network to support the development will need to be confirmed through further investigation.

The nearest hydrant is located at 1033 Coatesville-Riverhead Highway and is within the required 135m. The second nearest hydrant is located at 28 School Road and is within the required 135m.

Conclusion

- Water supply may be available via connection to the existing public network
- Stormwater servicing may be available via extension of public gravity network and/or private pumped system
- Wastewater servicing may be available via extension of the existing public low-pressure sewer

Written By:

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CIVIX LIMITED

#5672

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: Angela Lin

Name of organisation/business: Oceania Group (NZ) Limited

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Please see attached supporting document on the application of qualifying matters.

Important privacy information

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9 May 2022

Auckland Council

Via online feedback form

Attention: Plans and Places,

RE: Feedback on the preliminary Draft Auckland Unitary Plan changes: 9 Melwood Drive, Warkworth

Oceania have reviewed the draft planning maps in respect of Warkworth, relative to their landholdings (Oceania Totara Park) at 9 Melwood Drive, which contains a comprehensive retirement village activity (**Figure 1**).

Figure 1. Proposed Significant Ecological Area Overlay retained over 9 Melwood Drive, outlined in blue.

The National Policy Statement on Urban Development (NPS-UD) requires Council's to enable greater housing density – with buildings of six storeys or more within walkable distances (catchments) to the city centre (and the ten metropolitan centres), and rapid transit stops (train stations and rapid busway stops), noting that greater building heights and density is also required within and around neighbourhood, local and town centres across Auckland.

Further to this, through the use of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (MDRS), the government requires Councils to create medium density housing across most of Auckland's suburbs. The Council's response to this is to 'up-zone,' the majority of land currently zoned Residential – Single House to Mixed Housing Urban – Modified zone except where 'qualifying matters,' apply which have characteristics which suggest intensification standards be reduced to recognise a particular feature or quality.

The operative Significant Ecological Area Overlay (Terrestrial) specifically related to Kowhai Park (to the south of the Oceania site at 9 Melwood Drive) is proposed to be retained (to an equivalent extent) as a qualifying matter, and any site overlain (or partially overlain) by this Overlay is proposed to be zoned Two Storey Single Dwelling Residential Area, being the lowest intensity zone for residential development (**Figure 2**).

Figure 2 Draft proposed zoning of 9 Melwood Drive, outlined in black. Oceania requests that the site at 9 Melwood Drive is zoned Mixed Housing Urban – Modified.

Neighbouring sites currently zoned Residential – Single House Zone that are not partially overlain by the Overlay are proposed to be re-zoned Mixed Housing Urban – Modified, which is anticipated to include Council's proposed Medium Density Residential Standards.

The purpose of the Significant Ecological Area Overlay (Terrestrial) is to protect indigenous biodiversity by avoiding loss of habitats and their ecosystem functions from within the land

contained within the extent of the Overlay. Generally, the removal of trees and vegetation will require consent as a restricted discretionary activity under the operative provisions.

The extent of the Overlay and the standards which apply to the land it applies to are limited to the mapped extent. The Overlay does not otherwise implicate development on the balance of sites not subject to the Overlay.

Oceania agrees with this Overlay (being qualifying matter,) however it is not appropriate to marginalise the development opportunity of land located beyond the extent of the overlay, by applying a zone which limits the density/intensity.

As with the Operative Plan, the Overlay provisions apply to the underlying zone, to ensure the overarching outcomes of the respective overlay are met. They do not determine the zone, and in particular do not determine the zone outside the extent of the overlay. In this regard, it is noted that neighbouring sites which immediately border but are not 'touched' by the Overlay proximate to the Oceania site are not 'down-zoned' but provided with a Mixed Housing Urban – Modified zone. Further to this, and inconsistent with the zoning approach taken to the Oceania site (and other sites) the approach to land subject to an Overlay that is currently Mixed Housing Urban is not proposed to be 'down-zoned' such being the case at Lot 3 DP 473121, Belvedere Place, Warkworth (**Figure 3.1 and 3.2**).

Figure 3.1. Operative zoning of Lot 3 DP 473121, Belvedere Place, site denoated by black star

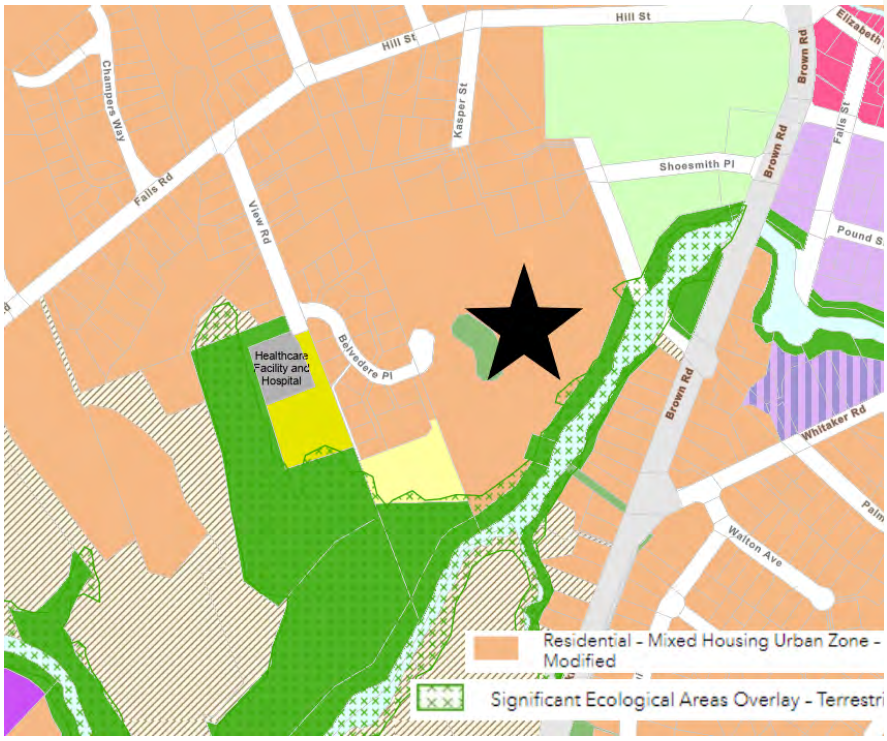

Figure 3.2. Proposed zoning of Lot 3 DP 473121, Belvedere Place, site denoated by black star

The application of a Single House zone to the Oceania site at 9 Melwood Drive, rather than a Mixed Housing Urban – Modified zone, noting the pattern of zoning proposed to neighbouring land is incongruous, and without planning foundation. Such a less intense zone does not reflect the existing nature and form of development, and unnecessarily and unreasonably limits the enabling of medium density development in an environment (and on a site) well suited for such an outcome.

Except for the extent of the land affected by the overlay, there are no attributes which distinguish the site which otherwise prevents intensification being enabled.

Oceania requests that the Mixed Housing Urban – Modified zone is applied to the site at 9 Melwood Drive, to be consistent with the proposed re-zoning of the surrounding area whilst still retaining the extent of the Significant Ecological Area Overlay.

#5782

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

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Your details

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

Name: Roger Williams

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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 minimize use of private 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

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

However we must protect the character of town centres such as Warkworth

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Warkworth is facing huge growth. No action should occur before the Warkworth Centre Plan is agreed. There should be no development north of Queen St Warkworth in the vicinity of the river greater than 2 storey3. This includes Falls St and Pound St. Absolutely essential to maintain character of township

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

Tell us why

These layers do not show in Warkworth.

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

Tell us why

These layers do not show in Warkworth

Infrastructure constraints

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

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

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

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

Not sure how this applies in Warkworth. Planning and construction of roading is hopelessly behind. Nothing should happen until this is finalised and constructed.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

Natural character areas in Warkworth beside the river are too limited.

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#5810

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

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Your details

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

Name: Julie Drabsch

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

This should be a 30 minute walkable catchment. In many cases in the city centre it is more convenient and straightforward to walk a bit further than wait for a bus or try to find a taxi/uber a short distance, for instance i would regularly meeting friends at a cafe on K'Rd after walking up from where the NX bus service terminates downtown.

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

15min walkable catchments are appropriate for for large town centres, upzoning further to 800m would better achieve this.

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

Tell us why

15min walkable catchments are appropriate for these areas, upzoning further to 400m would better achieve this.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Intensification in existing urban areas is a more efficient use of infrastructure, compared to greenfield development. 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)

I support the protection of viewshafts of cultural and spiritual significance to mana whenua in Tāmaki Makaurau

Important privacy information

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#5850

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

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Your details

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

Name: Murray Lewis

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 general public doesn't want high rise or infill housing . We must keep historical buildings and historical domestic homes to maintain what little historical heritage we have . Your plans don't reflect what the real people want or show respect for 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 inner city is no longer a place most people want to go to because of inconvenience lousy access and expensive parking .

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

Tell us why

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

Your plans create more problems than solve anything . Historical and heritage houses and buildings must be retained or we have nothing but ugly high rise hen houses

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

Tell us why

People need their own space and privacy. That's why they brought there in the first place . You will be destroying that . Create and Build your high density in a new area , not it already established areas. NZ has plenty of land ,MAKE IT A AVAILABLE

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Build high rise hen houses in new areas only

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

Tell us why

Create and build high rise etc only in new areas

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

Tell us why

NZ has plenty land for new subdivisions Build high rise there

Infrastructure constraints

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

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

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

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

Make more land available for subdivision

Other qualifying matters

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

These additional qualifying matters include:

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

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

More land must be made available for subdivisions with view to build high rise buildings etc rather than destroy already established neighbourhoods .

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#5867

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

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Your details

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

Name: Hueline Massey

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

In Auckland's unpredictable weather 1200 mts is a long distance to walk or cycle especially during inclement weather and if there are no local bus travel connections.

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

In Auckland's unpredictable weather 1200 mts is a long distance to walk or cycle especially during inclement weather and if there are no local bus travel connections.

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

Tell us why

In Auckland's unpredictable weather 1200 mts is a long distance to walk or cycle especially during inclement weather and if there are no local bus travel connections.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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

The distance of 400mts is a maximum for walking to a travel hub.

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

Such intense development around small town centres is inappropriate at this stage.

Qualifying matters

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

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

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

Our town of Warkworth does not have any "special character" zones identified BUT we do have individual buildings and places within the central parts of the Township that need protection.

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

Tell us why

None identified within the Warkworth boundary.

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

Tell us why

Warkworth has the Mahurangi River flowing through our town plus wonderful native vegetation along its edges which must not be compromised by unwieldy development. This river is a major source of beauty within the town and must be sensitively considered for open space.

Infrastructure constraints

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

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

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

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

Warkworth has a developed urban centre which already struggles to keep up with current redevelopment on existing built sites. Its topography of hills and valleys makes upgrading existing infrastructure difficult for Watercare fresh and waste water supplies.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Warkworth has been designated as a housing development area for up to 25,000 extra persons (7-8,000 houses) over the coming 20-25 years.

There is already hectares of land designated for this urban development in our Structure Plan. Actual site development is underway already.

I believe these new areas of development are the appropriate areas for the new MDRS housing rules to be applied to. Existing urban housing within Warkworths' centre is NOT the place for the MDRS housing rules to be applied. This is because the height and building to boundary rules of new allowable development under the MDRS would seriously compromise the delightful green and open feel of the older areas of the town. The current hill/valley difficulties of Warkworths' land could also compromise existing dwellings unnecessarily severely if the MDRS rules were applied.

Warkworth has beautiful large old trees within the already urbanised zone and these would be under threat of removal if the MDRS rules were to apply to this area. There are no older trees worthy of keeping within the areas zoned for future development except along streams and waterways which will be protected anyway under the Unitary Plan conditions.

More intensive development requires more open space to be provided close to hand and that is not practical to achieve within existing built environments but can easily be planned for within the new urban developments at planning time.

Currently we have a small temporary transport hub (ready by mid-June) for current bus routes to use. Within the new planned developments there are two major transport hubs planned to

encourage local people to use public transport to get further South for study or work. (See Supporting Growths latest plan for Warkworths' traffic infrastructure of the future).

Important privacy information

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#5871

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

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Your details

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

Name: Jessica Andrews

Name of organisation/business: Goatley Holdings Limited

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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?** 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)

Refer to the attached supporting information. The qualifying matters should include reverse sensitivity considerations between residential intensification and development adjoining light industrial zoned land.

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9/05/2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

Warkworth Clayden Road Precinct - Comments on the implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released a draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The Planning Collective are providing feedback on behalf of Goatley Holdings Limited who are the landowner of multiple parcels of Business - Light Industry zoned land within the northern portion of the Warkworth Township. This landholding adjoins 102 hectares of land referred to as 'Warkworth Clayden Road Precinct' that has recently been rezoned under Private Plan Change 40. A copy of Warkworth Clayden Road Precinct is provided as **Attachment 1** to this letter.

The Planning Collective are also providing feedback on behalf of Skywork Helicopters Limited who operate a consented and long-established heliport on the land owned by Goatley Holdings Limited discussed above.

The Warkworth Clayden Road Precinct area is identified on the draft Planning Maps as a *Precinct Under Investigation*. This is appropriate given the recent Private Plan Change 40 and the agreed outcomes achieved through that process that are reflected in the Warkworth Clayden Road Precinct.

The purpose of this letter is to provide feedback on appropriate zoning options for the land within the Warkworth Clayden Road Precinct given the use conflicts between our client's land and the Warkworth Clayden Road Precinct. Any change to the current zoning pattern needs to recognize the reverse sensitivity effects between Skywork Helicopters operation; the adjacent Business – Light Industry zoned land owned by Goatley Holdings and the Precinct provisions that were agreed between the parties to

ensure these reverse sensitivity effects are acceptable. These Precinct provisions include:

- The imposition of a 30m building setback from the boundary adjoining the light industry land and the installation of a landscaped earth bund. The Precinct provisions require the setback and landscaped bund to be protected in perpetuity by way of a covenant or consent notice.
- Identifying a Noise Management Area adjoining the light industry land in which mechanical ventilation of residential dwellings and buildings is required.
- Identifying a Noise Management Line where noise levels from activities carried out in the Business - Light Industry Zone is to be measured, as opposed to the closest residential site boundary.
- Requiring a 'no complaints' covenant to be registered against the Record of Title for every site within the identified Industrial Covenant Area.
- Precinct notification provisions which require specific consideration of potential reverse sensitivity effects on any owner/operator on the adjacent industrial land and heliport.

Refer to the Warkworth Clayden Road Precinct Plan 1 in Figure 1 below for further information.

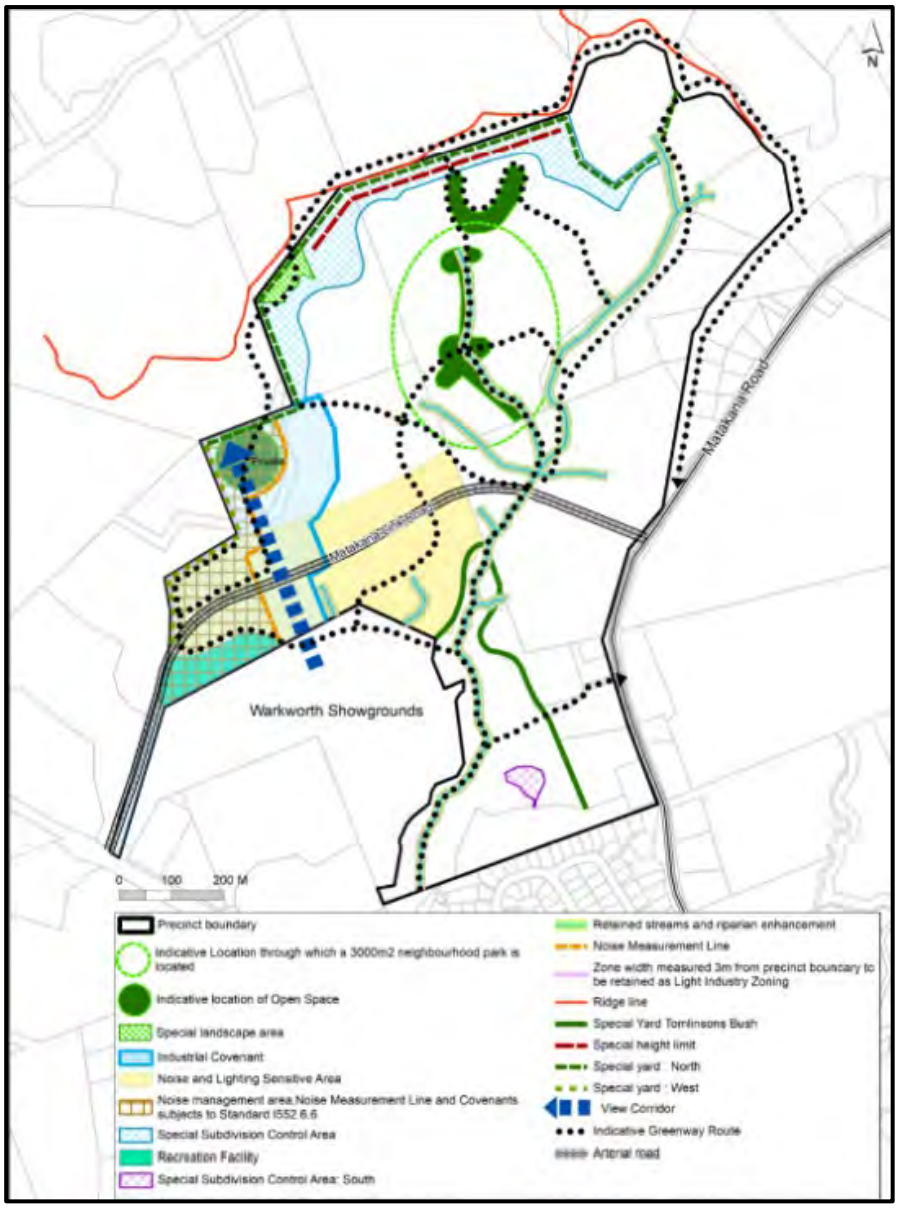

Figure 1 - Warkworth Clayden Road Precinct Plan 1 - Spatial Provisions (6/05/2022) Sourced from AUP-OP

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required.*
- *Other additional qualifying matters that should apply in Auckland.*[1]

Description of the Goatley Holdings Limited Landholdings

The extent of the Goatley Holdings Limited landholding is shown in Figure 2 below. The Skywork Helicopters depot is established in the northern corner adjacent to Goatley Road and will occupy a site of approximately 8.49-hectares. This land is zoned Business - Light Industry under the Auckland Unitary Plan - Operative in Part. Resource consents have been lodged with Auckland Council to undertake a light industrial subdivision and development on these land parcels.

Figure 2 - Aerial image of Goatley Holdings Limited landholdings as highlighted in yellow (6/05/2022). Sourced from GRIP Maps.

Description of Warkworth Clayden Road Precinct

The extent of the land located within the Warkworth Clayden Road Precinct is shown in Figure 3 overleaf. The present zoning of the land within the Precinct consists of a mix of Rural – Countryside Living, Residential - Large Lot, Residential - Single House, Residential - Mixed Housing Suburban, Residential - Mixed Housing Urban, Business - Neighbourhood Centre and Open Space – Conservation zones.

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

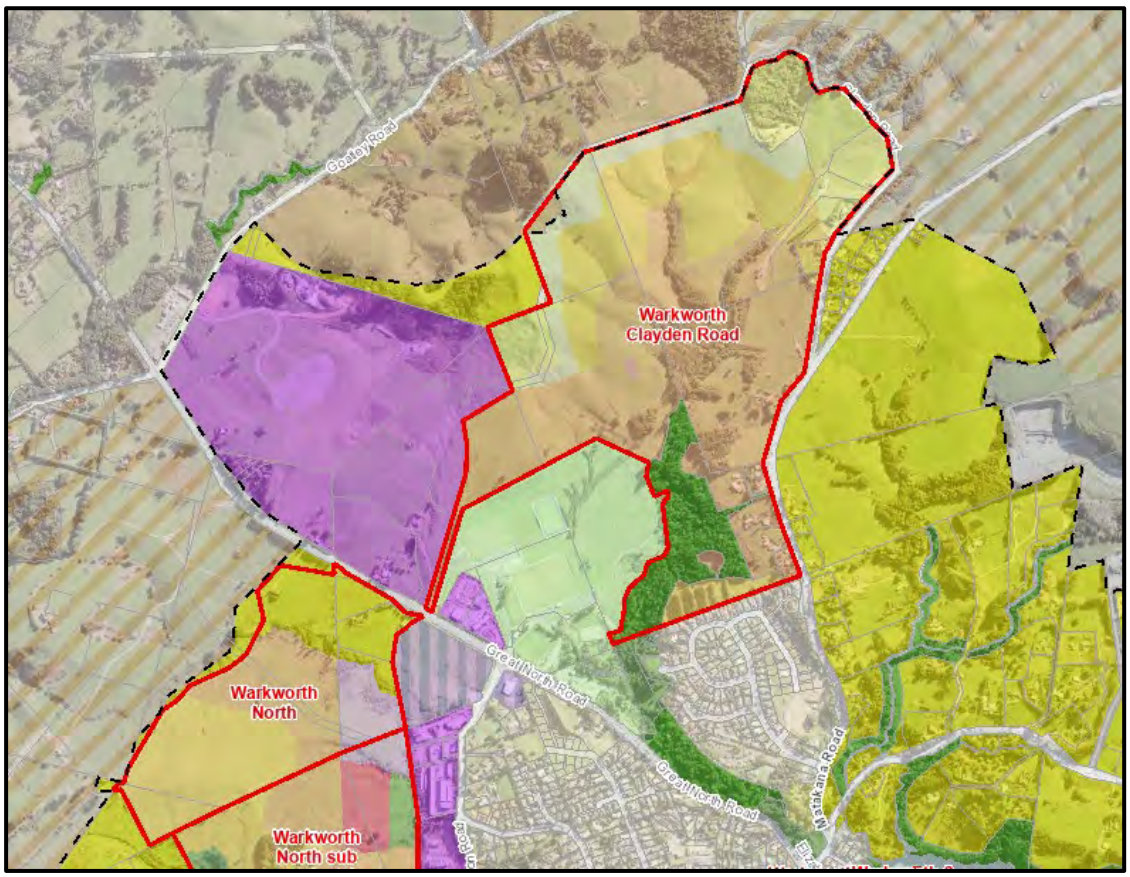

Figure 3 - Aerial image of Warkworth Clayden Road Precinct (6/05/2022). Sourced from Auckland Council Unitary Plan Maps

Implications of the draft zoning

Proposed Zoning of Warkworth Clayden Road Precinct

The draft Planning Maps do not show a change to the present site zoning as shown in Figure 4 below. The draft Planning Maps state that the Height Variation Control is to be retained and notes that the following qualifying matters apply to the Precinct:

- Precinct Under Investigation
- Designation
- Significant Ecological Area - Terrestrial

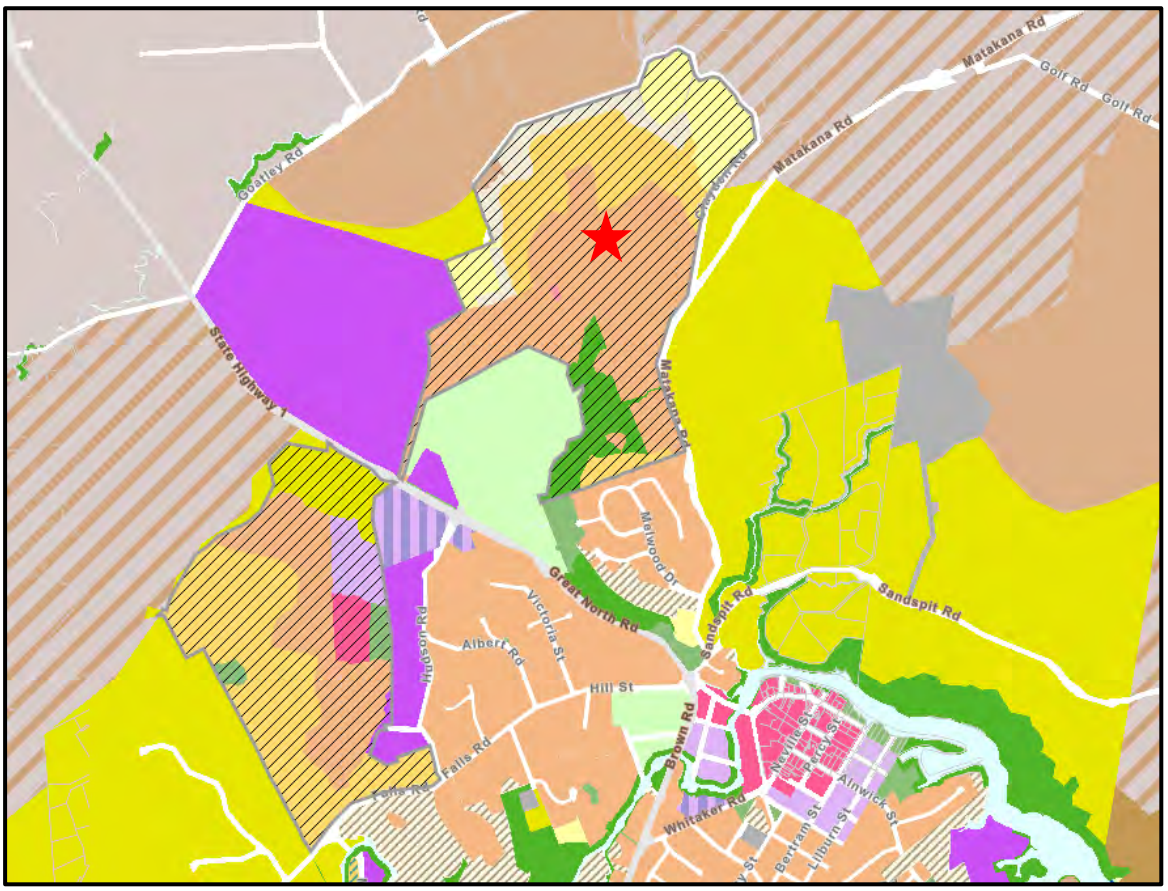

Figure 4 - Snippet of draft Planning Maps (6/05/2022). Location of Warkworth Clayden Road Precinct shown as red star.

Implications

As shown on the draft Planning Maps above, the sites are situated within a precinct under investigation and therefore any potential zone changes to this area is unknown.

In our opinion a further qualifying matter should be reverse sensitivity to protect established business land use activities.

Given the proximity of the Precinct to the zoned Business - Light Industry land, it is important that any upzoning or residential intensification and development of the Precinct is undertaken in a manner that does not compromise the current and future ability of the Light Industrial land to be utilised for a range of light industry activities as provided for through the Auckland Unitary Plan and for the heliport, which is a permitted activity and recognized as important infrastructure, can continue to operate unencumbered now and into the future.

Summary

On behalf of Goatley Holdings Limited and Skyworks Helicopters Limited, we seek that the Auckland Council Policy Team carefully consider whether a blanket Residential - Mixed Housing Urban zoning is appropriate for the entirety of the Warkworth Clayden Road Precinct given the potential reverse sensitivity effects arising from interface between residential intensification and the adjoining Business - Light Industry zoned land and established and long operating heliport which is a vital local infrastructure activity.

Furthermore, we seek that consideration is given to whether qualifying matters would be an appropriate method for ensuring that development within the Precinct is undertaken in a manner that avoids reverse sensitivity effects on the established (zoned) and operating business land uses. The zoned Business Light Industry land is important in providing for the level of employment anticipated for Warkworth as reflected in the Auckland Council Structure Plan 2019. The efficient use of this land should not be compromised.

Yours sincerely

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Attachments:

1 - Warkworth Clayden Road Precinct

Attachment 1:

Warkworth Clayden Road Precinct

I552. Warkworth Clayden Road Precinct

I552.1. Precinct Description

The Warkworth Clayden Road Precinct assists in providing for growth within the Warkworth area. The land slopes up to the north to adjoin the Rural Urban Boundary. The ridgeline that demarks the northern extent of the precinct with the back drop of Dome Valley and the bush clad streams reaching up the slopes toward it, are valued as landscape and ecological features within the precinct. Development in accordance with the precinct provisions will create a range of housing types, respond to existing topography, and maximise urban landscape and environmental outcomes while balancing urban land use efficiency imperatives. The planned Matakana Link Road creates good connectivity to this part of Warkworth with direct connections to State Highway 1.

The zoning of land within this Warkworth Clayden Road Precinct is Rural – Countryside Living, Residential - Large Lot, Residential - Single House, Residential - Mixed Housing Suburban, Residential - Mixed Housing Urban, Business - Neighbourhood Centre and Open Space – Conservation zones.

A small portion of land within the Precinct will be retained as Business – Light Industry zoned land to enable a 3-metre buffer to the Business – Light Industry zoned land to the north west. This buffer, in conjunction with other controls, will manage potential reverse sensitivity and other effects on the light industrial land uses that may arise as a result of development within the precinct. Those adjacent land uses include a consented and operational heliport that can operate up to 60 flight movements a day.

The Precinct is also adjacent to the 26.8 hectare Warkworth Showgrounds which is zoned and used for a wide range of sport and active recreation activities. To manage any potential reverse sensitivity issues regarding noise and lighting issues associated with the Warkworth Showgrounds specific provisions apply to the identified noise and lighting sensitive areas to the north of the showgrounds.

The Residential - Mixed Housing Urban zone applies to the more intensive residential opportunity created around the Matakana Link Road and the future public transport options this offers with direct access to and views across the Warkworth Showgrounds. Residential - Mixed Housing Suburban zone medium density housing is provided in the northern area of the Precinct. Low density Residential - Single House zoning is provided on the Rural Urban Boundary fringe with particular controls applying along the interface between the Countryside Living zone and the Residential - Single House zone and the Rural – Countryside Living zone, where rural character is to be maintained and lower levels of residential intensification enabled. A small area of land is zoned Residential - Large Lot and Rural - Countryside Living. These zones and controls are designed to create a lower density interface and a landscape buffer between the urban and rural areas.

Provision is made for a neighbourhood centre designed to provide services to the northern Warkworth community and yet be complementary to the Warkworth town centre.

Provision is made for a greenway network providing a network of tracks and walkways along streams and connecting to the broader network outside the precinct.

Special provision is made for the northern arena, a planned recreational facility.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I552.2. Objectives

(1) Provide for residential urban growth within the northern Warkworth area.

(2) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural hinterland.

(3) Enhance the character of the rural – urban interface through limitations in key locations on housing density, building location, height and enhanced landscaping.

(4) Create an accessible residential development with safe and integrated vehicle, walking and cycleway connections while supporting the safety and efficiency of the surrounding transport network.

(5) Provide an appropriate interface and controls between the existing light industry zone and the new residential areas to manage adverse reverse sensitivity effects on industrial activity and heliport operations.

(6) Subdivision and development is coordinated with the delivery of the transport, infrastructure and services required to provide for development within the precinct and connect it to the wider transport network.

(7) Subdivision and development recognises and provides for Matakana Link Road and the strategic transport connection this makes through the Warkworth Clayden Road Precinct which support growth in the wider Warkworth area.

(8) Subdivision and development within the precinct occurs in a manner which remedies or mitigates adverse effects on the safe and efficient operation of transport infrastructure and services.

(9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features within the Warkworth Clayden Road Precinct.

(10) Provide amenity for, and manage effects from, operations within the industrial area to the north west of the Warkworth Clayden Road Precinct including heliport operations, on activities sensitive to noise within the area identified on the Precinct Plan I552.9.1.

(11) Protect and enhance the ecological values of streams, natural wetlands and areas of indigenous vegetation within the precinct as shown on Precinct Plan 2.

(12) Subdivision and development provide riparian yards and design stormwater management function to respect natural processes through best practicable options to protect the high ecological values and maintain good water quality and enhance degraded water quality present in the receiving environment.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I552.3. Policies

(1) Provide a range of diverse residential zones and therefore housing options to help meet community needs.

(2) Locate more intensive housing adjacent to Matakana Link Road and overlooking the Warkworth showgrounds and Mahurangi tributaries and supporting public transport.

(3) Create low density housing along the rural - urban boundary to form a transition from urban to rural uses.

(4) Create the opportunity for local shops to service the neighbourhood, by zoning a suitable area of land for a "neighbourhood centre".

(5) Create an intensively landscaped interface along the rural urban boundary.

(6) Protect landscape values by preventing building on the special landscape areas shown on Precinct Plan 1 and requiring planting of these landscape elements, and applying the height variation control to limit building heights in sensitive locations.

(7) Provide extensive active walking and cycling networks and futureproof key walkway/cycleway routes.

(8) Create the opportunity for a recreation facility adjacent to the Warkworth showgrounds.

(9) Create a 10 metre landscaped buffer and associated bund with a minimum height of 3 metres, where the topography allows; and require 'no complaints covenants' and mechanical ventilation on the properties adjacent to the industrial zoned land, so as to manage reverse sensitivity effects.

(10) Avoid direct vehicle access from individual sites on to Matakana Link Road, while allowing direct pedestrian and cycle access.

(11) Utilise riparian yard planting and at source hydrological mitigation of stormwater to prevent bank erosion and to protect and enhance in-stream and wetland water qualities.

(12) Require subdivision and development to provide transport infrastructure within the precinct and to provide connections to adjoining land in accordance with Precinct Plan 3.

(13) Mitigate the adverse effects of stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality.

(14) Require subdivision and development to be co-ordinated with the provision of transport infrastructure and services identified in the precinct plan.

(15) Require subdivision and development to protect and enhance natural wetlands, permanent streams and intermittent streams identified on Precinct Plan 2.

(16) Enhance protected streams and natural wetlands identified on Precinct Plan 2 through native planted riparian yards.

(17) Protect and enhance intermittent stream reaches not identified on Precinct Plan 2 where those reached are confirmed for protection by a resource consent.

(18) Require subdivision and development to protect the landscape values of the ridgeline of the knoll adjacent to the north western boundary of the precinct.

(19) Require “no complaints covenants” on the properties adjacent to the Warkworth Show grounds so as to manage potential reverse sensitivity issues regarding noise and lighting.

(20) Create a special yard buffer on the properties adjacent to Tomlinsons Bush so as to manage the interface between the bush and adjacent residential land.

(21) Manage the design and construction of residential buildings within the area identified on the Precinct Plan I552.9.1. so as to mitigate the adverse potential noise effects and manage potential reverse sensitivity effects on operations within the industrial area to the north west of the Warkworth Clayden Road Precinct including heliport operations.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I552.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct, except the following:

(a) E.12.4.1: Activity Table relating to Land Disturbance – District: Activities (A6) and (A10)

Activity Table I552.4.1 – I552.4.7 specify the activity status of regional and district land use, development and subdivision in the Warkworth Clayden Road Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies and one or more precinct standard applies.

Note

Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.

Table I552.4.1 All zones

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions	
(A2)	New buildings and additions to buildings which meet Standards ~~s~~ I552.6.8 High Contaminant Yield Material.	
(A3)	New buildings and additions to buildings which do not meet Standard I552.6.8 High Contaminant Yield Material	NC
(A4) [rp]	New reclamation or drainage, including filling over or piping of a stream shown as a High Value Protected Stream on Precinct Plan 2 I552.9.2.	NC
(A5) [rp/dp]	Removal of any native vegetation shown as covenanted bush or area of significant bush on Precinct Plan I552.9.2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC
(A6)	Activities sensitive to noise within the area shown on Precinct Plan I552.9.1 as Noise Management Area, Noise Measurement Line and Covenant that comply with Standard I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	P
(A7)	Activities sensitive to noise within the area shown on Precinct Plan I552.9.1 as Noise Management Area, Noise Measurement Line and Covenant that do not comply with Standard I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	NC
(A8)	Earthworks for construction of an earth bund and associated landscaping in accordance with Standard I552.6.3 Special Yard: West.	C
(A9)	Any development of the land shown on Precinct Plan I552.9.1 that is not in accordance with Standard I552.6.3 Special Yard: West	NC
Subdivision		
(A10)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standards I552.6.5 Special Subdivision Control Area	RD

	in Single House Zone, I552.6.3 Special Yard: West, I552.6.6 Noise Management Area, Noise Measurement Line and Covenants, and generally in accordance with Precinct Plans I552.9.1, I552.9.2 and I552.9.3.	
(A11)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standards I552.6.5 Special Subdivision Control Area in Single House Zone, I552.6.3 Special Yard: West, I552.6.6 Noise Management Area, Noise Measurement Line and Covenants and generally in accordance with Precinct Plans I552.9.1, I552.9.2 and I552.9.3.	RD
(A12)	Subdivision that does not comply with either Standards I552.6.5 Special Subdivision Control Area in Single House Zone, I552.6.3 Special Yard: West, or I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	NC
(A13)	Subdivision or development that does not comply with the 'access points onto Matakana link Road', 'eastern access', and / or 'pedestrian and cycle connection to Matakana Link Road' as shown on Precinct Plan I552.9.3.	D
(A14)	Public walkways within a riparian yard.	RD
(A15)	Subdivision of the Special Subdivision Control area: South as shown on Precinct Plan 1	NC

Table I552.4.2 Rural – Countryside Living Zone

Activity		**Activity status**
Use		
Development		
(A1)	New buildings and additions to buildings within the Special Yard: North on Precinct Plan 1.	NC

Table I552.4.3 Residential – Large Lot Residential Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings within the Special Landscape Area on Precinct Plan 1.	NC

Table I552.4.4 Residential – Single House Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings that do not comply with Standard I552.6.1 Special Height Limit.	D
(A4)	New buildings and additions to buildings on a site subject to the Special Yard: North on I552.9.1 Precinct Plan 1 that do not comply with Standards I552.6.2 Special Yard: North.	NC
Subdivision		
(A5)	Any subdivision in the “special subdivision control area” area shown in Precinct Plan 1 that does not meet the minimum net site size requirements in Standard I552.6.5 Special Subdivision Control Area.	NC

Table I552.4.5 Residential – Mixed Housing Urban Zone

Activity		Activity status
Use		
Community		
(A1)	Recreation Facility in the location shown on Precinct Plan 1 as Recreation Facility complying with Standard I552.6.9 Maximum Gross Floor Area.	RD
(A2)	Recreation Facility in the location shown on Precinct Plan 1 as Recreation Facility not complying with Standard I552.6.9 Maximum Gross Floor Area.	D
Development		
(A3)	Integrated residential development.	
(A4)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A5)	Development that does not comply with standard E27.6.4.1(3).	NC
(A6)	Construction of a road that does not comply with Standard 1552.6.4 Limited Access.	NC
(A7)	New buildings and additions to new buildings that do not comply with the Height Variation Control Standard I552.6.1A.	D
(A8)	Residential activity within the area shown on Precinct Plan 1 I552.9.1 as Noise and Lighting Sensitive Area that complies with Standard I552.6.7 Noise and Light Sensitive Areas.	P
(A9)	Residential activity within the area shown on Precinct Plan I552.9.1 as Noise and Lighting Sensitive Area that does not comply with Standard 1552.6.7 Noise and Light Sensitive Areas.	NC
(A10)	Residential activity on a site subject to Special Yard Tomlinsons Bush that complies with standard I552.6.3A.	P
(A11)	Residential activity on a site subject to Special Yard Tomlinsons Bush that does not comply with standard I552.6.3A.	D

Subdivision		
(A12)	Any subdivision not complying with standard I552.6.4 Limited Access.	D

Table I552.4.6 Business – Neighbourhood Centre

Activity		Activity status
Use		
Development		
(A1)	Development that does not comply with standard E27.6.4.1(3).	NC
(A2)	Construction of a road that does not comply with Standard I552.6.4 Limited Access.	NC
Subdivision		
(A3)	Any subdivision not complying with standard I552.6.4 Limited Access.	D

Table I552.4.7 Business – Light Industry Zone

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions.	NC
(A2)	Earthworks and/or landscaping associated with any bund.	C

I552.5. Notification

(1) Any application for resource consent for a controlled activity listed under I552.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991;

(2) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in I552.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991; and particular regard will be given to the following;

(a) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration, in relation to Rules I552.6.3, I552.6.6 and I552.6.7 which manages reverse sensitivity effects, to any owner / operator of the adjacent industrial land and heliport which is protected by the rule from such effects.

(b) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration, in relation to Standard 1552.6.7 Noise and Lighting Sensitive Area which manages reverse sensitivity effects, to the operators/clubs of the Warkworth Showgrounds which is protected by the rule from such effects.

I552.6. Standards

(1) Unless specified in Standard 1552.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I552.4.1 to I552.4.7 above.

(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables below:

(a) Activity table 1552.4.1 All zones :

- Activity (A11): E38.8.2.3 does not apply to subdivision in Single House Zone where land is subject to special subdivision control area shown on I552.9.1 Precinct Plan 1 and Standard I552.6. 5 applies
- Activity (A10): E38.8.3.1(3)-(5) does not apply to subdivision in Single House Zone where land is subject to special subdivision control area shown on I552.9.1 Precinct Plan 1 and Standard I552.6. 5 applies

(b) Activity Table I552.4.4 Residential – Single House Zone:

- Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the height variation control shown on the planning maps and where Standard I552.6.1 Special Height Limited applies
- Activities(A4): H3.6.8 Yards. The relevant yard in Table H3.6.8.1 Yards does not apply where
  - Standard I552.6.2 Special Yard : North applies
  - Standard I552.6.3 Special Yard : West applies

(c) Activity Table I552.4.5 Residential – Mixed House Urban Zone:

- Activity (A7) H5.6.4 Building height standard of 11 metres does not apply to that part of the site subject to the height variation control shown on the planning maps and where Standard I552.6.1A Height Variation Control applies

(3) Activities listed in Activity Tables I552.4.1 to I552.4.7 must comply with Standards I552.6

I552.6.1 Special Height Limit

Purpose: To reduce the height of buildings adjacent to the Rural Boundary interface.

(1) The maximum height limit in the Single House zone in the area shown as "special height limit" on Precinct Plan 1 (I552.9.1) shall be 5m for any part of a building that is within 22m but further than 12m from the Rural Urban Boundary.

I552.6.1A Height Variation Control

Purpose: To reduce building height below the standard zone height, where the standard zone height would have adverse effects on the rural backdrop of Dome Valley

(1) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for that part of the site on the planning maps.

I552.6.1B Yard

Purpose:

- to increase the side and rear yard set back to a vested walkway adjoining or within a riparian yard.

(1) No building, or retaining wall greater than 1 m in height, shall be constructed within 2m of a vested public walkway adjoining or within a riparian yard.

I552.6.2 Special Yard: North

Purpose:

- to form a transition from urban to rural uses;
- to avoid buildings on the upper slopes of identified parts of the precinct which contribute to the landscape values and amenity of the Warkworth Clayden Road precinct

(1) A building or parts of a building on sites shown as subject to the Special Yard on I552.9.1 Precinct Plan 1 must be set back 12m from the boundary as shown on Precinct Plan 1.

(2) All land within the "special yard: north" shown on Precinct Plan 1 shall be landscaped. Fifty percent of the yard shall be planted in native trees that will attain a height of at least 5m when mature.

(3) The yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area and planting in perpetuity.

I552.6.3 Special Yard: West

Purpose:

- to provide a landscape buffer and manage reverse sensitivity effects;
- to maintain a reasonable standard of residential amenity for sites adjoining

business land; and

- to establish a landscape bund at the interface with industrial land on that part of the site with appropriate contour for an urban bund.

(1) A building or parts of a building must be set back from the precinct boundary by at least 30 m where sites are subject to the Special Yard: West on I552.9.1 Precinct Plan 1.

(2) For that part of the Special Yard: West within the Mixed Housing Urban zone, and that part within the Large Lot Residential zone with a slope less than 1 in 5, a 10m wide strip measured from the boundary of the precinct shall be planted with indigenous vegetation that will attain a height of at least 5m when mature, forming a planted visual buffer along the precinct boundary. The planting shall have attained a height of at least 1.5m prior to the construction of any dwelling within 100m of the Special Yard: West.

(3) The yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area and planting in perpetuity.

(4) On that part of the land within the mixed housing urban zone, and that part of the land within the large lot residential zone that has a slope of less than 1 in 5 a bund shall be constructed within the 10m planting strip of the Yard and shall have a minimum width at its base of 8m and a minimum height at its apex of 3m.

(5) The landscaping and bund shall be constructed at the time of any earthworks consents or other form of development on land within the area subject to this rule, or prior to the issue of any new title for development of the land within the Precinct; or construction of any dwelling, whichever occurs first.

I552.6.3A Special Yard Tomlinsons Bush

Purpose:
- to provide a buffer adjacent to Tomlinsons Bush.

(1) A building or parts of a building must be set back from the legal boundary with Tomlinsons Bush by 6m where sites are subject to the Special Yard Tomlinsons Bush on I552.9.1 Precinct Plan 1.

(2) A 3m wide strip of the Special Yard measured from the boundary of the Tomlinsons Bush site shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 3m yard.

(3) The 3m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats.

I552.6.3B Special Landscape Area

Purpose:
- to provide landscaping features on two key upper portions of the precinct.

(1) Land identified on I552.9.1 Precinct Plan 1 as Special Landscape Area shall be landscaped in either indigenous vegetation or retained as grassed land.

(2) No buildings or part of the building shall be constructed within the identified Special Landscape Area.

I552.6.4 Limited Access

Purpose:
- to avoid direct vehicle access from individual sites onto Matakana Link Road; and

- to have safe and efficient operation of transport infrastructure.

(1) Road intersections with Matakana Link Road servicing the precinct, shall be located as identified as Access Points onto Matakana Link Road on I552.9.3 Warkworth Clayden Road: Precinct Plan 3 except:

(a) that the intersections from the north and south connecting with the easternmost access point identified on I552.9.3 Precinct Plan 3 shall be limited to a left turn in/left turn out intersection with Matakana Link Road only, and may be offset from each other by a maximum distance of 100m.

I552.6.5 Special Subdivision Control Area in Single House Zone

Purpose: To create larger sites along a portion of the northern boundary of the precinct identified as a “Subdivision Control Area”.

(1) Proposed sites in the area shown as “Special Subdivision Control” on I552.9.1 Precinct Plan 1 must comply with the minimum net site area of 1,000m².

I552.6.5A Subdivision and development standard – Riparian yards for streams and natural wetlands

Purpose:
- To protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 2 while preventing erosion.

(1) The riparian yards of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the stream and/or passes through or along the riparian yard.

(2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or land development to a minimum width of

10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or along the riparian yard.

(3) The planting must:
   (a) Use eco-sourced native vegetation;

   (b) Be consistent with local biodiversity; and

   (c) Be planted at a density of 10,000 plants per hectare.

(4) Planting must be undertaken in accordance with Standard I552.6.5(3) and Special Information Requirement I552.8.2

I552.6.6 Noise Management Area, Noise Measurement Line and Covenants

Purpose: To manage the reverse sensitivity effects on industrial activity in the Business: Light Industry zoned land located between Goatley Road and the precinct boundary and helicopter operations to and from the Warkworth Heliport at 38 Goatley Road by:

- Identifying a Noise Management Area within which mechanical ventilation is required.

- Identifying a Noise Measurement Line where noise levels from industrial activity are to be measured.

- Requiring a no complaints covenant in the Industrial Covenant Area related to industrial activity.

- Requiring a no complaints covenant throughout the entire precinct related to helicopter operations.

(1) Any residential building or part of a residential building within the Noise Measurement Area shown on I552.9.1 Precinct Plan 1 must provide ventilation and/or an air conditioning system(s) that satisfies the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.

(2) When determining whether any activity carried out in the Business: Light Industry zone complies with the noise limits in E25.6.19, noise levels are to be measured at the "Noise Measurement Line" and not at the closest residential boundary.

(3) A 'no complaints' covenant is registered against the certificate of title for every site in the Industrial Covenant-Area shown on I552.9.1 Precinct Plan 1 in favour of all sites within the Business: Light Industry zoned land located between Goatley Road and the precinct boundary. The requirement to register a covenant shall apply at the time of any landuse consent or 224C certification on any subdivision, or in the case where no landuse consent or subdivision is required, at the time of building consent for a dwelling or a noise sensitive use. Any landuse or subdivision consent that fails to comply with this rule is a non-complying activity. Where a building consent for a dwelling or a noise sensitive use is applied for and there is no

covenant on the title then the activity contravenes this rule and is a non-complying activity. The covenant must acknowledge and agree that:

- the site is adjacent to an industrial area that may operate 24 hours a day 365 days a year:
- the covenantor shall not, either personally or through another, either directly or indirectly:
    - complain to the Council about any activity;
    - make, support or encourage any enforcement action about any activity;
    - make any demands or bring any legal action;
    - do or permit to be done any act, matter or thing intended to restrict or inhibit any activity;

  provided the activity is meeting district plan standards, or operating lawfully in accordance with a resource consent.

(4) A 'no complaints' covenant is registered against the certificate of title for every site within the precinct in favour of the owner and operator of the Warkworth Heliport. The requirement to register a covenant shall apply at the time of any landuse consent or 224C certification on any subdivision, or in the case where no landuse consent or subdivision is required, at the time of building consent for a dwelling or a noise sensitive use. Any landuse or subdivision consent that fails to comply with this rule is a non-complying activity. Where a building consent for a dwelling or a noise sensitive use is applied for and there is no covenant on the title then the activity contravenes this rule and is a non-complying activity. The covenant must acknowledge and agree:

- the Heliport was established at 38 Goatley Road in 2010.
- The noise generated by the Heliport is measured at the notional boundary of the dwellings that existed or were under construction on 9 March 2010. The notional boundary is a line 20 metres from any side of those dwellings, or the legal boundary where that is closer than 20 metres.
- I552.9.4 Warkworth: Clayden Road Precinct Plan 4 identifying the dwellings that were existed or under construction on 9 March 2010 shall be attached to the covenant.
- The noise limit at the notional boundary of those dwellings is 50 dBA L_{dn} and a night time limit of 70 dBA L_{max} (10pm – 7am the following day). Noise generated by emergency flights and training for emergency flights are excluded from the measurements.
- The site may be closer to the Heliport than the dwellings existing or under construction on 9 March 2010, and may experience a higher level of noise.
- the covenantor shall not, either personally or through another, either directly or indirectly:

- o complain about any heliport or any helicopter activity operating lawfully, or any helicopter operation at any time responding to an emergency flight including search and rescue or fire fighting, to Auckland Council or the Civil Aviation Authority;
- o make, support or encourage any enforcement action about the Heliport;
- o make any demands or bring any legal action in relation to the Heliport; or
- o do or permit to be done any act, matter or thing intended to restrict or inhibit the Heliport;

provided the Heliport is operating lawfully in accordance with its resource consent, or

- o lodge, support or encourage any submission, objection or appeal which has the effect of limiting, restricting or prohibiting the Heliport or amending the planning provisions applying to the Heliport provided that:
  - the noise generated by the Heliport is no greater than the levels above at the notional boundary of the dwellings that existed or were under construction on 9 March 2010; and
  - the Heliport has been operated lawfully;

Note: For the purpose of this standard, a no complaints covenant is defined as a restrictive covenant registered on the title to the property or a binding agreement to covenant by the landowner. Details of an agreed form of the covenant may be obtained from Goatley Holdings Limited.

I552.6.7 Noise and Lighting Sensitive Area

Purpose: To help manage potential reverse sensitivity issues regarding noise and lighting issues associated with the Warkworth Showgrounds by requiring a no complaints covenant and mechanical ventilation or air-conditioning.

(1) A no complaints covenant shall be registered against the certificate of title for the sites adjacent to the Warkworth Showgrounds at which active sports and recreation activities are carried out in the Noise and Lighting Sensitive Area on I552.9.1 Precinct Plan 1. The covenant shall acknowledge the site is adjacent to the Warkworth Showgrounds including existing and future active sports and recreation activities and that the residents will not complain about any permitted activity meeting district plan standards, or any sports activity or sporting event that is being lawfully operated or carried out.

(2) Any residential building or part of a residential building within the Noise and Lighting Sensitive Area shown on I552.9.1 Precinct Plan 1 that is within 80m of the boundary with the Warkworth Showgrounds must provide ventilation and/or air-conditioning systems that satisfy the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.

I552.6.8 New Buildings and additions - High Contaminant Yielding Materials

Purpose:
- to protect water quality in streams, and the Mahurangi East catchment, by limiting the release of contaminants from building materials.

(1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

I552.6.9 Maximum Gross Floor Area Recreation Facility

Purpose:
- to indicate the size of recreation facility anticipated in Warkworth Clayden Road Precinct.

(1) The maximum gross floor area of any recreational facility in the location shown on Precinct Plan 1 shall be 2,000m² gross floor area.

I552.6.10 Greenways – Walking and cycling infrastructure

(1) Walkways and cycleways (where practicable) that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan I552.9.1 and;

(a) Shall be constructed either to a walking track standard similar to that constructed in Regional Parks if not part of a vested formed road, or in the case where the greenway is part of a-vested formed road, constructed to normal footpath standards as appropriate;

(b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site;

(c) The width of the track shall have a minimum width of 2m.

(d) Where the walkways and cycleways (where practicable) are adjacent to a stream for which an esplanade reserve is not required, but a 10m riparian yard is required by I552.6.5A, the walkway shall have a width of 2m and shall not be within the 10m riparian yard required by I552.6.5A unless a resource consent has been obtained that authorises that location.
Where the off-road greenway is not indicated on Precinct Plan 1 I552.9.1 to be adjacent to a stream and it is intended to be vested, the walkway and cycleway shall be a minimum width of 8m from the stream.

(2) Where the Council does not want or is unable to accept vesting of the walkway and associated riparian yard and stream bank, then there is no requirement to provide the walkway.

I552.6.11 Integrated residential development and supported residential care

(1) Transport infrastructure including walking and cycling as indicated in I552.9.3 shall be provided as part of the development.

I552.7 Assessment – controlled activities

I552.7.1 Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

(1) Landscaping in accordance with Standard I552.6.3.
   (a) Landscaping effects.

   (b) Reverse sensitivity on adjacent Light Industry zoned land.

(2) Earthworks and/or landscaping associated with any bund in the Business Light Industry zone
   (a) Erosion and sedimentation effects.

   (b) Land stability.

I552.7.2 Assessment criteria – Controlled Activities

The Council will consider the relevant assessment criteria identified below for controlled activities, in addition to the assessment criteria specified for assessment of the relevant controlled activities in the zone, Auckland wide or overlay provisions:

(1) Landscaping in accordance with Standard I552.6.3

   (a) The extent to which:

      (i) The landscaping and bund form a visual buffer between the industrial area to the west of the precinct and the housing within the Precinct.

      (ii) Plant species are suitable for the location, and will achieve 5m in height when mature and are planted at an appropriate density to achieve the screening function.

      (iii) The contour of the land is suitable for a bund.

      (iv) Any application proposes a condition of consent requiring the landscape planting to be maintained and replaced as necessary to ensure that it is well maintained in perpetuity.

I552.7A Assessment – restricted discretionary activities

I552.7A.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) Subdivision

   (a) The matters of discretion listed at E38.12.1(7).

   (b) Landscaping.

   (c) Transport including access, walking and~~,~~ cycling infrastructure, traffic generation and parking.

   (d) The design and operation of any intersection with Matakana Link Road.

(e) Stormwater management.

(f) The extent to which greenway connections are provided.

(g) The extent to which riparian yards are provided adjacent to streams and natural wetlands.

(2) Recreation Facility in the location shown on I552.9.1 Warkworth Clayden Road: Precinct Plan 1:

(a) Building scale.

(b) Landscaping.

(c) Transport including access, parking and traffic generation.

(d) Interface with residential development.

(e) Interface with Warkworth Showgrounds.

I552.7A.2 Assessment criteria - Restricted Discretionary Activities

The Council will consider the relevant assessment criteria identified below for restricted discretionary activities, in addition to the assessment criteria specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

(1) Subdivision

(a) Design and layout;

The extent to which:

(i) The proposal contributes to the implementation of policies and in particular I552.3(1)-(5).

(ii) Subdivision layout is consistent with Precinct Plans 2 and 3.

(iii) Subdivision layout is designed to meet the minimum lot sizes of Rule I552.6.5 (Special Subdivision Control) to retain a lower density at this rural urban interface and provide a transition from urban to rural land uses.

(iv) Subdivision layout is designed to ensure that no sites require vehicular access from Matakana Link Road. Sites shall be serviced from local roads, laneways JOAL's, or other suitable mechanisms.

(v) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and CPTED principles.

(vi) Land is provided for a neighbourhood park in the location shown on Precinct Plan 1, or such other location that is suitable for a neighbourhood park and that public park site forms part of the land area of the application.

(vii) Subdivision complies with rules I552.6.3 and I552.6.6 so as to manage adverse reverse sensitivity effects on the owners and operators of the adjacent Business-Light Industry land and the heliport.

(viii) Any application proposes a condition of consent requiring the landscape planting to be maintained and replaced as necessary to ensure that it is well maintained in perpetuity.

(b) Streams, natural wetlands, stormwater, and walkways

The extent to which:

(i) Sites that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified stream areas.

(ii) Earthworks are managed in such a way as to provide high quality erosion and sediment control measures.

(iii) The erosion and sediment control measures shall provide for and include use of the stormwater management ponds shown in Precinct Plan 2, and establishment of the wetland(s).

(iv) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.

(vi) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.

(vii) Any walkways are set back a minimum of 10m from any natural wetland.

(viii) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except a walkway and bridge which crosses the stream.

(ix) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.

(x) The treatment of walkway edges including retaining walls protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.

(xi) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing trees, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.

(c) Transport

The extent to which:

(i) The staging of any subdivision or development, including any residential or business zoned site, relying on access to Matakana Link Road is such that completed homes or businesses are not occupied prior to Matakana Link Road becoming operational.

(ii) A walkway network, generally in accordance with Precinct Plan 3 I552.9.3 including roads and open space area, is created to ensure an interconnected

neighbourhood. This includes connections to the footpaths, cycleways and known bus stops on Matakana Link Road.

(iii) Cycling facilities are provided on collector roads to integrate with cycling facilities on-Matakana Link Road.

(iv) The intersection design of any road intersection with Matakana Link Road as shown on Precinct Play 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.

(v) The transport assessment and safety audit demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including Matakana Link Road.

(vi) The greenway network crossing of the Matakana Link Road occurs either at at-grade pedestrian crossing facilities at the access points on to the Matakana Link Road shown on Precinct Plan 3, or as a walking track underneath the Matakana Link Road bridge.

(vii) The location of walkways within or adjacent to a riparian yard manages the effects of the walkway on any stream, ecological area or riparian planting.

(d) Stormwater management

(i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).

(2) Recreation Facility

The extent to which:

(a) The recreation facility is located within the land area identified on Precinct Plan 1.

(b) The height of the building complies with height variation control.

(c) Landscaping, particularly front yard and the yard adjoining residential zoned land, provides a reasonable amenity to the neighbourhood.

(d) Traffic generation effects can be accommodated within the transport network, safe access is provided to the site, and sufficient well designed and well located parking is provided.

(e) The interface with the Warkworth Showgrounds provides a good built and landscaped amenity, and a degree of visual overlooking of the Showgrounds.

I552.8 Special information requirements

I552.8.1 Transport and safety

An application for subdivision and development that proposes an intersection with the Matakana Link Road must be accompanied by the following information as a minimum:

(1) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Matakana Link Road.

I552.8.2 Riparian planting plan

An application for any subdivision or development that requires the planting of a riparian yard under I552.5.B must be accompanied by the following information as a minimum:

(1) A planting plan prepared by a suitably qualified person

(a) The planting plan must;

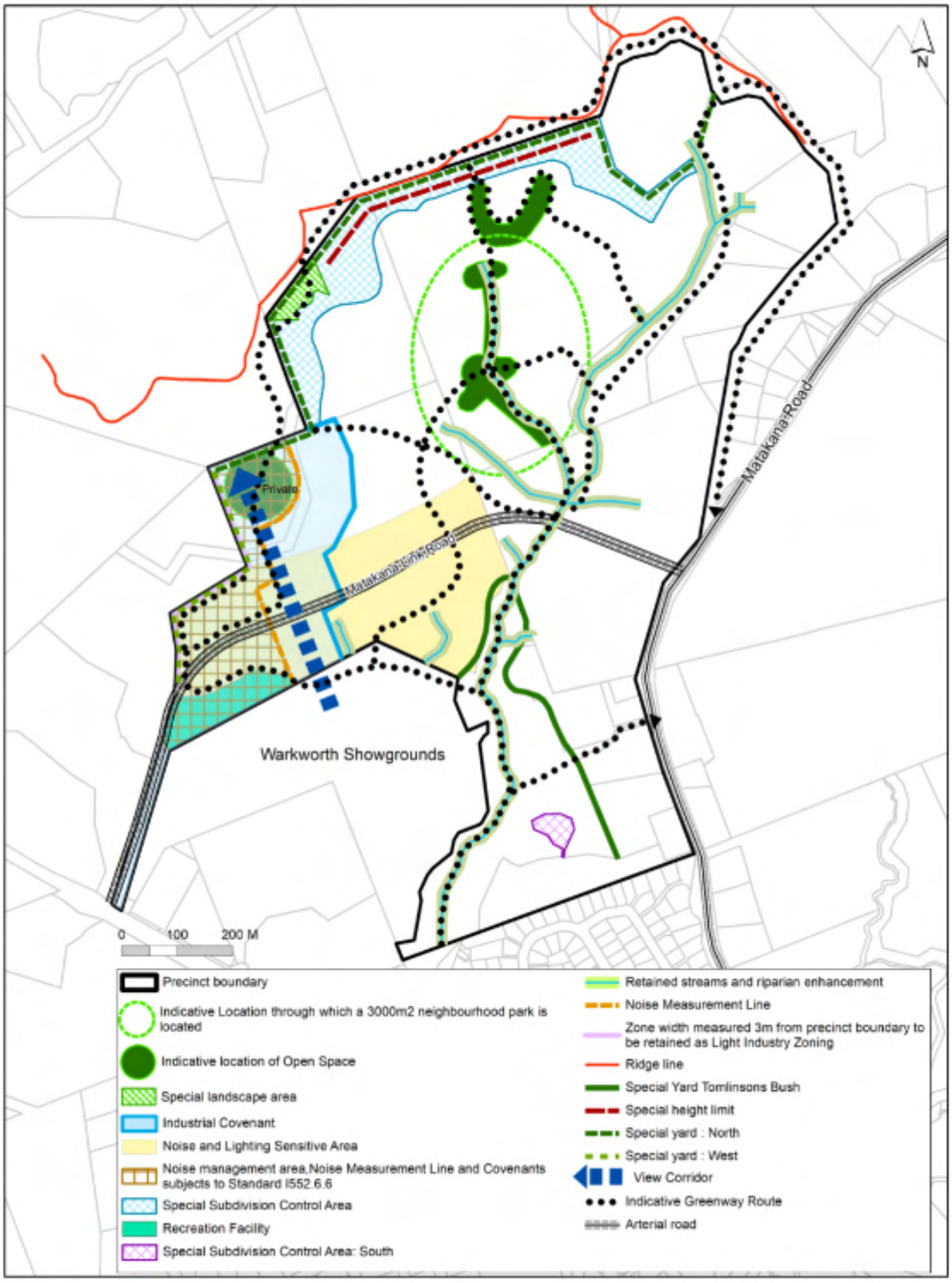
(i) Identify the location, species, planting bag size and density of the plants;

(ii) Confirm detail on the eco-sourcing proposed for the planting; and

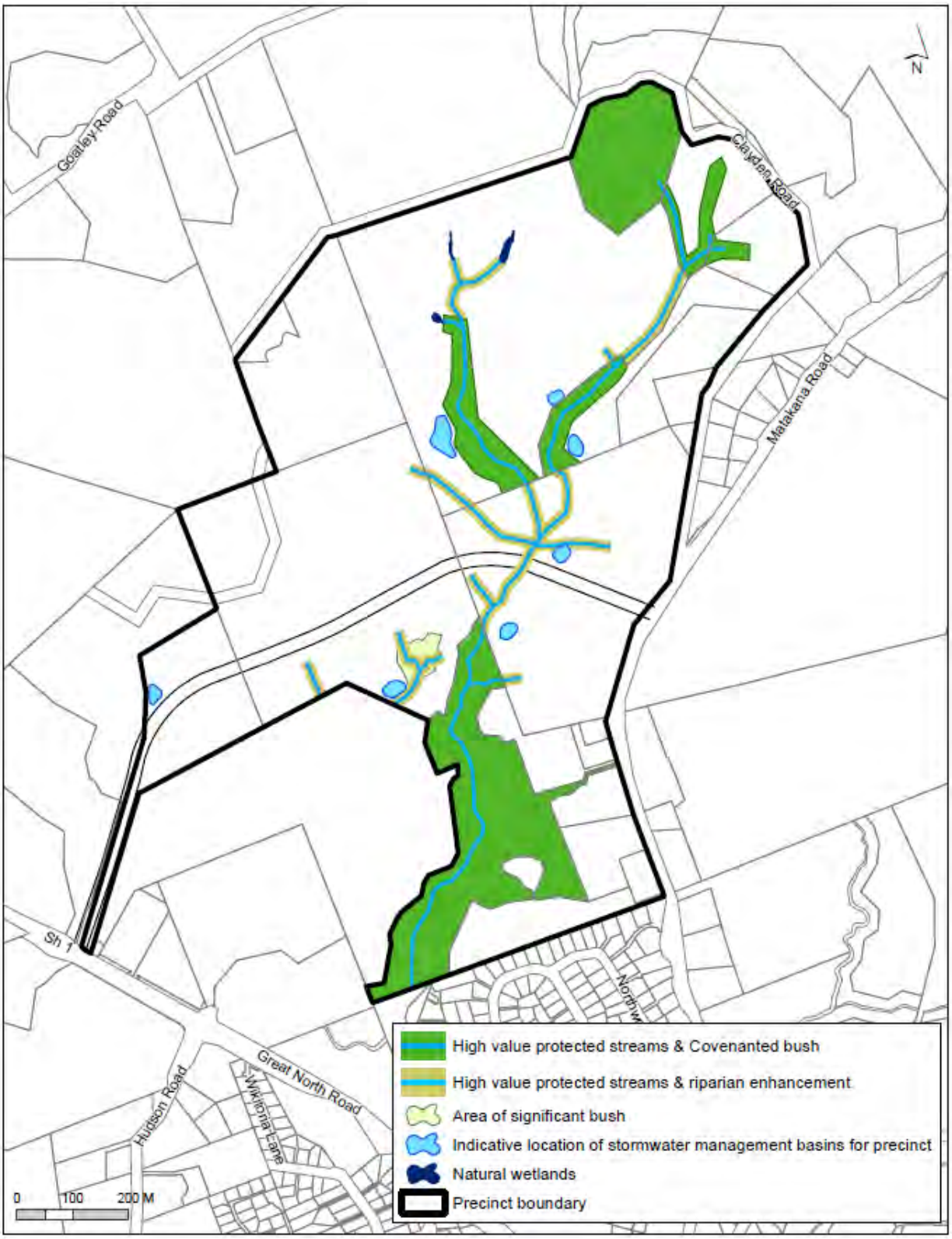
(iii) Take into consideration the local biodiversity and ecosystem extent.

I552.9. Precinct plans

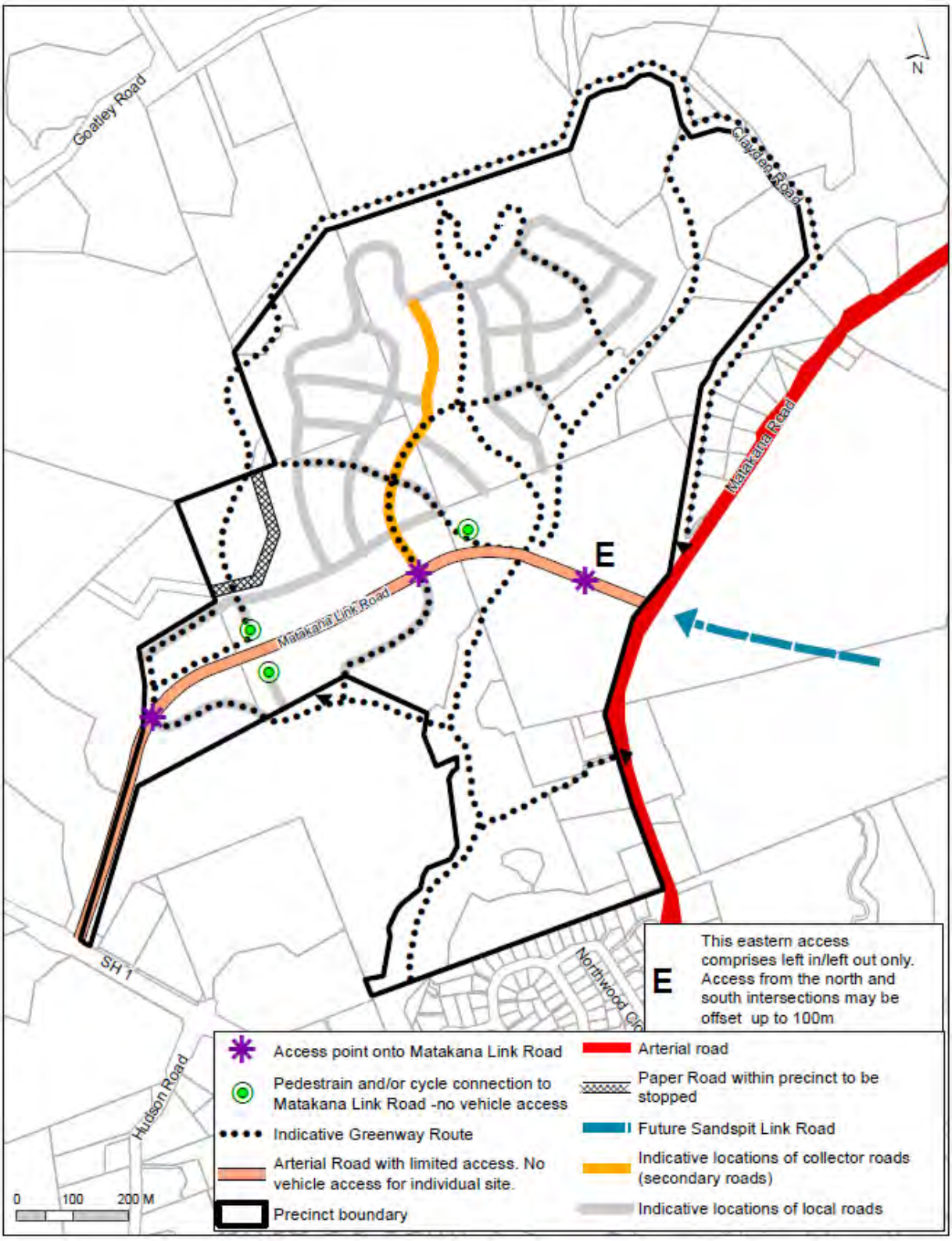
I552.9.1 Warkworth Clayden Road Precinct Plan 1 Spatial provisions



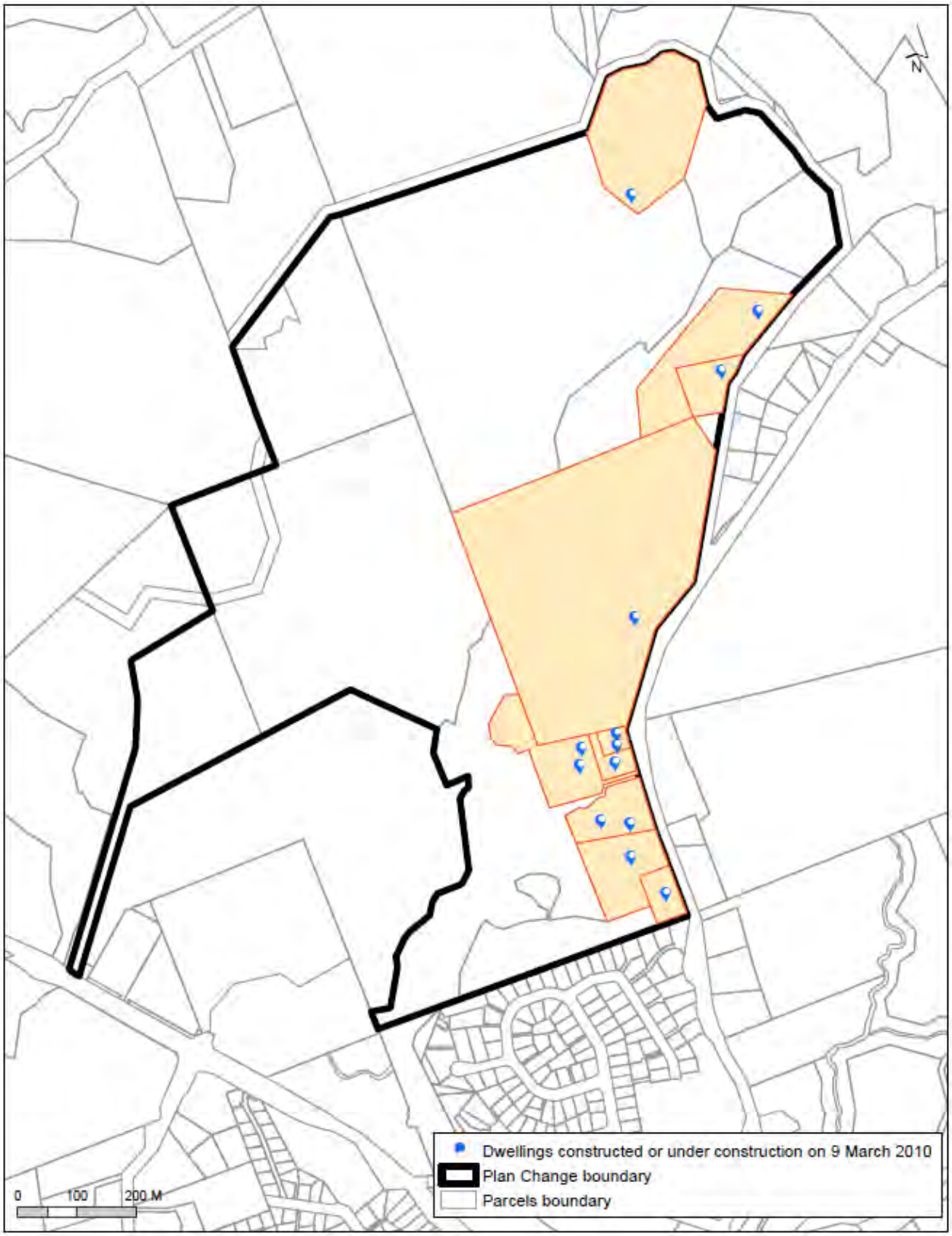
I552.9.2 Warkworth Clayden Road Precinct Plan 2 Environment



I552.9.3 Warkworth Clayden Road Precinct Plan 3 Transport



I552.9.4 Warkworth Clayden Road Precinct Plan 4 Dwellings constructed or under construction on 9 March 2010



#5902

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: Vanita Ranchhod

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

Rather than set a distance this should be based on a timeframe for walking a distance such as a "10-minute walking distance". This would need to take into account many factors such as topography, and what are actual pedestrian walkable routes as often that is not direct routes.

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

Tell us why

Same comments as for walkable catchments from centres

Rather than set a distance this should be based on a timeframe for walking a distance such as a "10-minute walking distance". This would need to take into account many factors such as topography, and what are actual pedestrian walkable routes as often that is not direct routes.

Intensification around town and local centres

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

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

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

4. **What do you think of our proposal 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 believe there should be consideration on whether a centre itself is thriving or struggling rather than just have the same levels of intensification enabled for every centre. Potentially there needs to be the aspiration to achieve same levels of intensity but if a centre is struggling, and the population is signifcantly increased around and within it without supporting levels of services, social infrastructure and public amenity in the area then this needs to be aligned with the increased density potential that is being unlocked

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

Note in the question it talks about centres with "high accessibility". I'm not sure if that only means there are good options for walking from adjoining/ nearby residential areas to the centre?

I believe there should be consideration on whether a centre itself is thriving or struggling rather than just have the same levels of intensification enabled for every centre. Potentially there needs to be the aspiration to achieve same levels of intensity but if a centre is struggling, and the population is signifcantly increased around and within it without supporting levels of services, social infrastructure and public amenity in the area then this needs to be aligned with the increased density potential that is being unlocked

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

In nurturing a "sense of place" its important we retain special character areas such as streets with houses & buildings. We lost so much of the Auckland City Centres' sense of place and historic character with the demolition of so many character buildings that may not have individually warranted listing, but their loss is still something we mourn today and will into the future. You can retain heritage & character as well introduce new building development and density. You just need to have good urban planning to enable both in harmony.

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

Tell us why

I understand there has been a strong and rigorous process undertaken by the Council's heritage team. I don't know enough about the places to question in detail. I would say there was much work undertaken in the past relating to the wanting the retention of the character areas in Avondale, which got significantly scaled back in the Auckland Unitary Plan process. I hope with now the total removal of the last remaining character area in Avondale this is not undertaken lightly. Knowing the scale of redevelopment & particularly intensification that is happening in the Avondale area it becomes even more important that the "sense of place" for this area take into consideration retaining character with density. While the Avondale Town Centre Action Plan (developed within Council) didn't extend into the residential areas near to the town centre and train station, it's important that consideration of these decisions relating to the removal of Special Character Area status consider wider "place" implications.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Many of the existing urban areas which the Unitary Plan signals can have increased development density have inadequate infrastructure and requires significant infrastructure upgrading & investment. There have been incredible learnings from central government's Auckland Housing Programme alone in this respect.

If there is not the commitment and ability to upgrade the infrastructure (including that which is not necessarily controlled by Council such as schools, social infrastructure etc), then there needs to be the ability to hold back development until there is funding for infrastructure investment and priorities are determined where this goes and when . As I am also aware there is not the funding to be able to unlock the growth everywhere as the Auckland Unitary Plan will imply with the zoning changes that are in train.

This survey hasn't talked about the MDRS that central government wants Council's to also have in place by August 2022. The infrastructure implications from that potential for increased density everywhere across suburban Auckland is very concerning as that does not seem to align with having accessibility to good public transport services, shops or even public amenity. It just seems to be tied to being zoned residential. I have looked at the implications for Kenley Place in Avondale as that's a place I know really well as my parents own it. Their property is still zoned 2-storey single dwelling residential area as they are close to the esturay. However adjacent and for most of the street it will be rezoned residential - mixed housing urban zone - modified. There is a train station in Avondale, but it's not a walkable distance. And to catch a bus to the train, then train into the city takes well over an hour and there are very few options to catch the nearest bus to get to the train station. I am not opposed to increasing density in the area of Avondale but the MDRS provisions highlight that there will be increased density in NOT the right places that will put more people into car dependency which shouldn't be what we are planning for.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Character buildings in City Centre zone and Queen Street Valley Precinct

We lost so much of the Auckland City Centres' sense of place and historic character with the demolition of so many character buildings that may not have individually warranted listing, but their loss is still something we mourn today and will into the future. You can retain heritage & character as well introduce new building development and density. You just need to have good urban planning to enable both in harmony.

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.

#5987

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

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Your details

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

Name: Claire Booth

Name of organisation/business: Robyn Alexander and the Kasoben Trustee Limited

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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?** I don't know

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?** 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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9/05/2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

3 Matakana Road- Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released a draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Robyn Alexander and the Kasoben Trustee Limited are clients of The Planning Collective. They are the landowners of the property at 3 Matakana Road in Warkworth. The site is currently zoned Residential- Large Lot. The draft Planning Maps do not propose to rezone the land.

The purpose of this letter is to provide feedback relating to this area and specifically the property at 3 Matakana Road.

- In particular, the Consultation document notes that you are seeking feedback on the *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are;*
- *The distances of walkable catchments where buildings of six or more storeys are required; and*
- *Other additional qualifying matters that should apply in Auckland.*[1]

Description of the site

The site is currently zoned Residential Large Lot under the Auckland Unitary Plan and is located in close proximity – within 400- metres of Warkworth Town Centre. The site has direct access on to Matakana

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

Road and is located adjacent to the Kowhai Park Reserve.

The topography of the site is steeper towards Mill Stream, then plateaus towards Matakana Road. The site contains an area of significant ecological area next to Mill Stream and an area of Totara Trees that are covered by a Notable Tree Overlay in the AUP. Adjacent to the site, within Kowhai Park is a historic feature known as the Lime Kilns.

The site contains an existing dwelling accessed via Matakana Road.

Proposed Future development of the site

The landowner is preparing a Resource Consent for Subdivision and Landuse development. The resource consent will seek to subdivide the site into nine developable lots with a common accessway from Matakana Road and an area set aside to protect the existing vegetation. A number of technical assessments have been prepared to support the application which supports the further intensification of residential development on the site while respecting the existing identified qualifying matters. The preliminary subdivision design ensures that the Notable trees identified on the site (Deodar Cedar and Liquidamber) are retained and that the significant ecological values of the site are maintained. A copy of the preliminary scheme plan for 3 Matakana Road is Attachment 1. As stated above, an application for subdivision consent and the associated land use consents will be applied for from Auckland Council later in 2022 to seek this development outcome.

Implications of the proposed draft zoning

Proposed Zoning

The proposed zoning is still Residential Large Lot. The draft zoning also notes the following qualifying matters are of relevance to the site:

- Significant Ecological Areas - Terrestrial
- Historic Heritage Extent Of Place Overlay
- Notable Trees Overlay

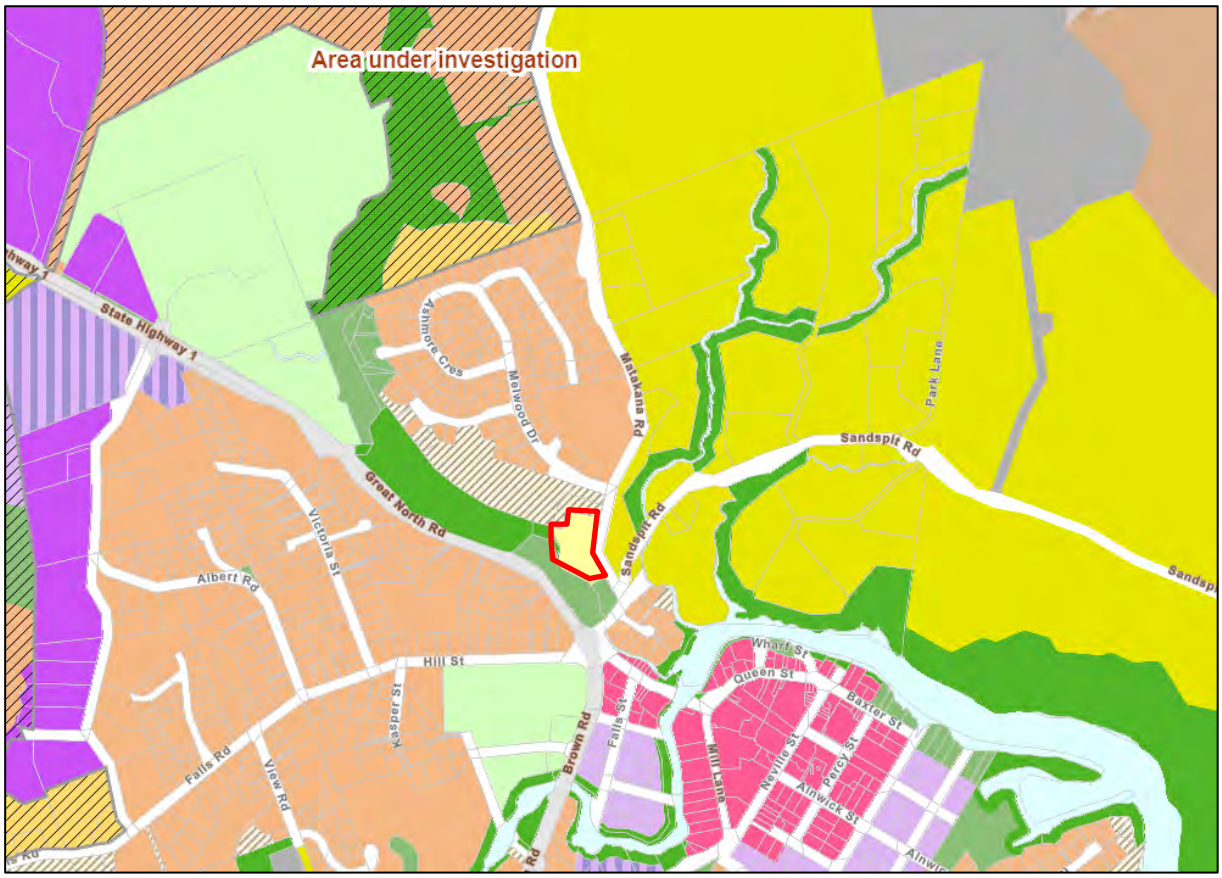


Figure 1- Snip of the Draft Planning Maps (3/05/2022). Location of the site outlined in red.

Implications

As shown by the draft zoning map above, the site will be surrounded by urban development of a predominantly Residential Mixed Housing Urban nature. The specific characteristics of the site mean better development outcomes can be achieved by applying an intensification zoning to the land. The land to the east of the site will likely be zoned *Residential- Mixed Housing Urban* in the future given its location. This land is identified in the Warthworth Structure Plan as being indicatively zoned for Residential Mixed Housing Suburban Zone, which is being replaced by the Residential Mixed Housing Urban Zone through this process. The Land to the north is zoned for *Two Storey Single Dwelling Residential and Residential- Mixed Housing Urban.* We assume this is because the land is located adjacent to the river and associated esplanade reserve, however, spatially, having a Large Lot Residential Zoned piece of land within this location does not make logical sense nor does the proposed residential single house two storey.

We understand that the MDRS changes as a blanket approach do not apply to the Residential Large Lot Zone. However, given the location of this site, we believe it is sensible to look at sites at a site-specific level when they are located in close proximity to centres. Zoning this site Residential Mixed Housing Urban and incorporating the MDRS will achieve the outcomes sought by the NPS: UD and the Enabling Housing Supply and other matters Act. There are no other areas of Large Lot Residential Land within such proximity (approximately 270 m) to the Warkworth Town Centre. This site, subject to the qualifying matters would be suitable for zoning as *Residential- Mixed Housing Urban* in order to support the sustainable growth of Warkworth as demonstrated by the attached preliminary scheme plan.

The National Planning Standards[2] define a Large Lot Residential Zone as:

> *"Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development."*

As demonstrated by the preliminary scheme plan for the development of the site and the associated technical assessments that have been prepared to inform this scheme plan, there are no particular landscape characteristics or physical limitations of the site that prevent a more intensive development outcome. The qualifying matters that are present on the site can be accommodated for within the proposed development.

Summary

While Residential Large Lot zone is not under consideration as a part of the blanket approach taken to applying the *Residential Mixed Urban zone*, it is appropriate to look at sites such as 3 Matakana Road in close proximity to town centres. The application of the Residential- Large Lot Zone in this location is no longer suitable for this site, when taking into account the adjoining zones and land uses and walkability, including access to public transport.

As demonstrated by the preliminary scheme plan, the site at 3 Matakana Road can be developed in such a way to respect the qualifying matters, while providing for an increase in housing supply in accordance with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

On behalf of the landowner, we seek that Auckland Council Policy Team re-zones the property at 3 Matakana Road to Residential Mixed Urban Zone, incorporating the MDRS, for the reasons outlined in this letter. We can provide a more detailed zone markup area prior to notification of the Intensification Plan Changes in August this year. We can also provide s32 Analysis to support revised zoning patterns in this location. Please let us know if this would be of assistance to Auckland Council. Alternatively, an onsite meeting could be valuable. Please let us know.

Yours sincerely,

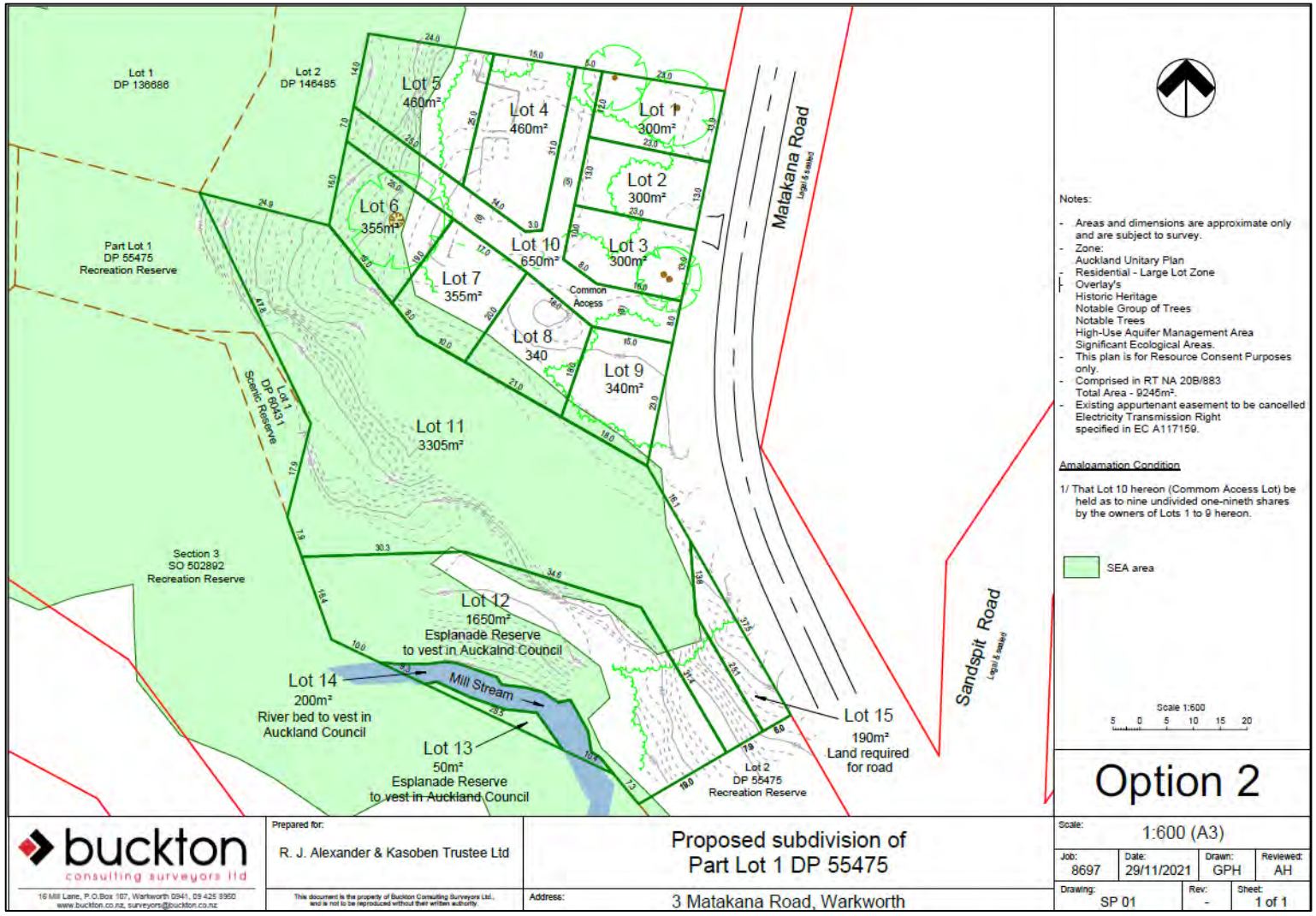
Claire Booth
The Planning Collective 2021 Limited
Ph: 021 422 079
Email: claire@thepc.co.nz

[2] national-planning-standards-november-2019-updated-2022.pdf (environment.govt.nz)

Attachments:

1 - Preliminary Scheme Plan prepared by Buckton Consulting and Survey Limited

Attachment 1: Preliminary Scheme Plan for future development



#6105

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

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

Your details

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

Name: Claire Booth

Name of organisation/business: The Kilns Limited

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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Tell us why

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

Tell us why

Qualifying matters

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

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Tell us why

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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.

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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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9 May 2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

34 and 36 Sandspit Road, Warkworth – Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released a draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The Kilns Limited are clients of The Planning Collective and owns the land at 34 and 36 Sandspit Road, Warkworth. The sites are currently zoned Future Urban.

The purpose of this letter is to provide feedback relating to the properties at 34 and 36 Sandspit Road, Warkworth against the proposed draft zoning and to provide feedback on the proposed changes.

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required*
- *Other additional qualifying matters that should apply in Auckland*[1]

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

Description of the site

The subject sites are zoned Future Urban. The land is situated directly north across the Mahurangi River from Warkworth Town Centre. The land is within a 400-metre walk to the Town Centre. Combined, the sites comprise an area of approximately 3ha. The sites are undulating in topography and are bounded by steep gullies to the east and west which are the banks of the tributary features of the Mahurangi River. Presently, an existing dwelling is located on each site. The central portion of 36 Sandspit Road is vegetated in pasture, with the eastern, western, and southern boundaries of the site covered by a mix of native vegetation and pest plant species.

The sites are located approximately 250m from Warkworth Town Centre, though currently no footpath is located on Sandspit Road to facilitate pedestrian access. A footpath is proposed via a subdivision and landuse resource consent recently lodged with Auckland Council. The development is outlined in the section below.

The immediate surroundings of the site include Future Urban zoned land to the north and west separated by Sandspit Road and an Esplanade Reserve. To the north-east and east is existing residential development in the Residential – Single House Zone. Immediately south of the site is the Warkworth Town Centre. This piece of Future Urban zoned land is entirely contained by natural features and Sandspit Road. There are no connectivity or flow on effects associated with applying an appropriate residential zone and the MDRS in this location.

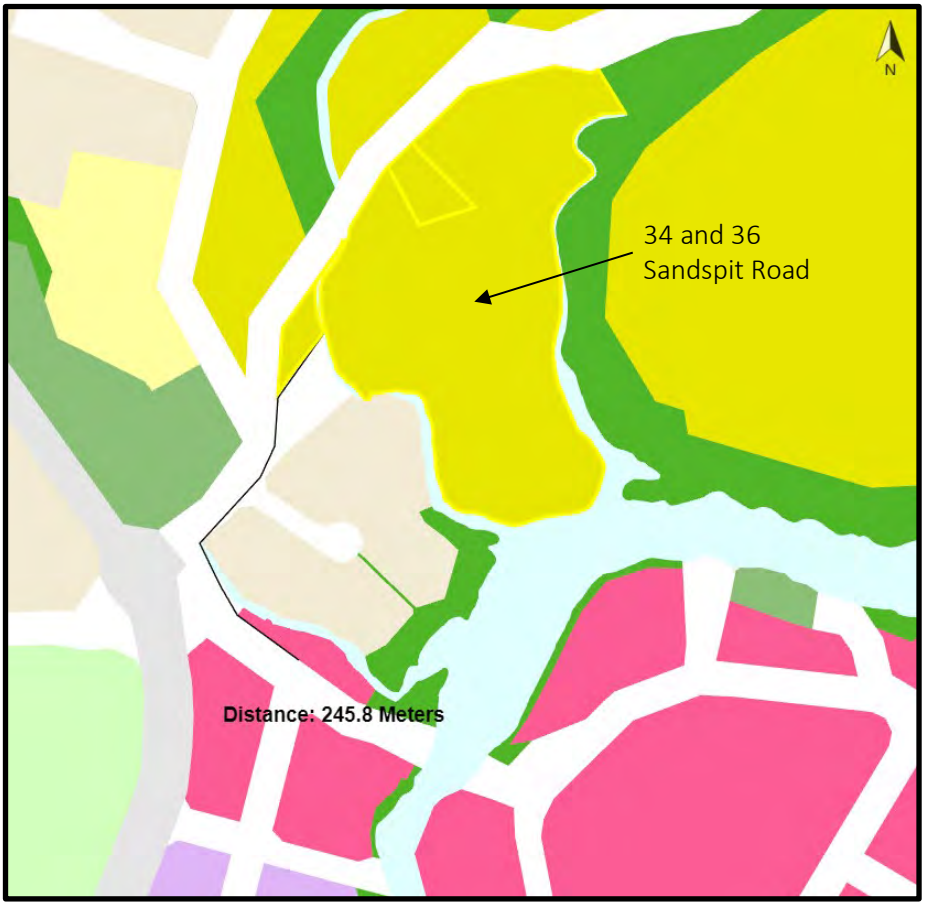

Figure 1: Distance to Town Centre (Source: Auckland Council GeoMaps).

Proposed Development

The Planning Collective has lodged a private plan change request on behalf of The Kilns Limited to rezone the land from Future Urban to Residential – Mixed Housing Urban. The Request is lodged but not yet accepted as we determine how best to approach the plan change in light of the Council's approach to the application of the MDRS. The Planning Collective has also lodged, and a bundled subdivision and land use application to construct 49 new dwellings (Reference number: BUN60400973). Of these proposed dwellings, 13 are 3-storey townhouses, 10 are 2-storey duplexes, 4 are 2-storey standalone houses, 15 are 2-storey terraces, 6 are 1-storey duplexes and 1 is a 1-storey standalone dwelling. The proposed dwellings are in keeping with the typology anticipated in the Mixed Housing Urban Zone and MDRS.

It is also proposed to construct public pedestrian access to both the proposed sites and to an esplanade reserve to vest. The pathway will provide access to the limeworks kilns adjacent to the river and a second connection will be provided as a shared pathway with a bridge crossing and an extension along the southern side of Sandspit Road to connect to the existing footpath on Millstream Place.

Figure 2: Scheme Plan (Source: Buckton Consulting Surveyors).

Draft Zoning Feedback

The subject sites are within easy walking (circa 250m) distance to the Warkworth Town Centre and can support the development required under the new legislation. We request that the Council identify 34 and 36 Sandspit Road, Warkworth as an Area of Investigation, and use this opportunity to consider rezoning the sites to reflect the location and future environment.

The qualifying matters applicable to the site are the overlays stated in the description:

- Significant Ecological Areas – Terrestrial
- Historic Heritage Extent Of Place Overlay
- Outstanding Natural Landscapes Overlay

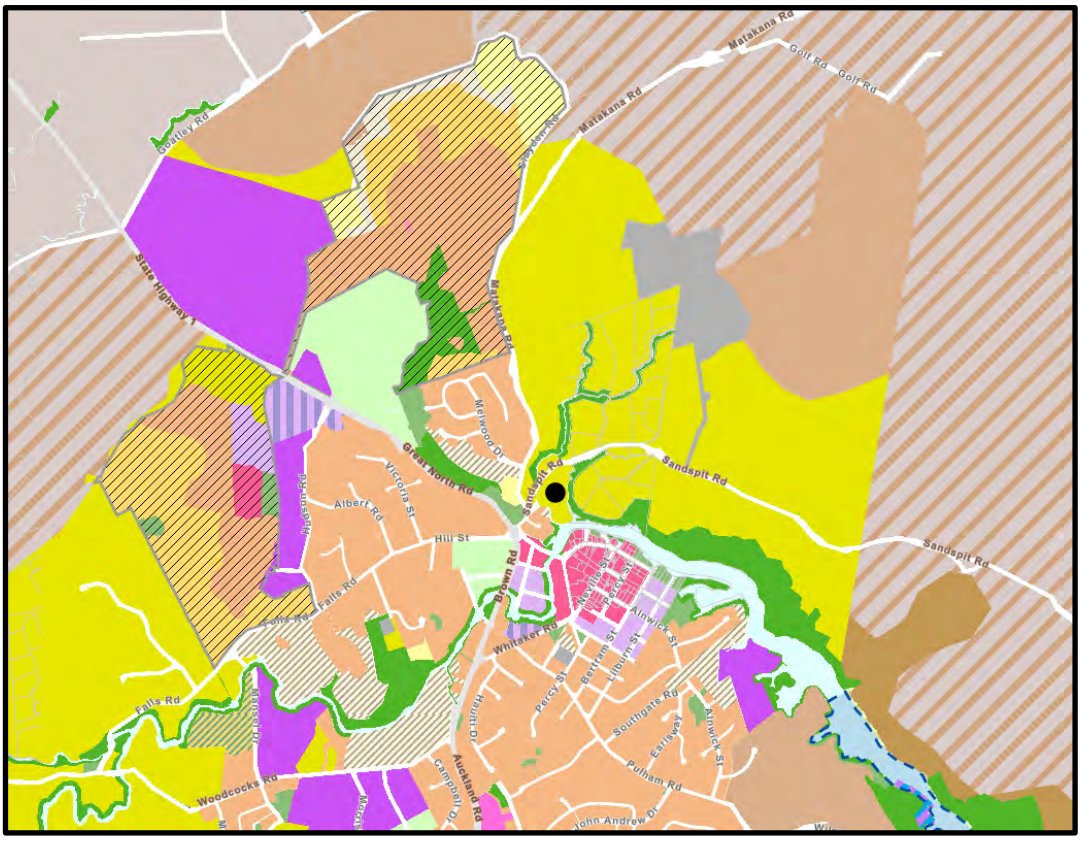

Figure 3: Draft Planning Maps. Subject sites identified by black marker
(Source: Preliminary response viewer for NPS-UD and MDRS).

Summary

Given the location of the site in close proximity to Warkworth Town Centre, public transport, pedestrian connections and amenity areas it is appropriate to look at rezoning the sites from Future Urban to Residential Mixed Housing Urban and applying the MDRS. It is appropriate to look at these sites in the context of the surrounding urban zoning and in the context of the proposal currently processing with Auckland Council to construct 49 new dwellings of mixed typology. The application of the Future Urban Zone in this location will no longer be suitable once the consent has been granted and implemented.

On behalf of the applicants, we suggest that the Auckland Council Policy Team place the properties at 34 and 36 Sandspit Road, Warkworth under an Area of Investigation to re-consider the proposed zoning.

Yours sincerely

Burnette O'Connor
The Planning Collective 2021 Limited
Ph: 021-422-346
Email: Burnette@thepc.co.nz

Attachments:

1 - Scheme Plan submitted with Auckland Council- BUN60400973

Attachment 1: Scheme Plan Submitted with Auckland Council BUN60400973.

#6129

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

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Name of organisation/business: Falls Road Properties Limited

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Tell us why

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9 May 2022

Auckland Council
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Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

223 Falls Road, Warkworth – Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released the draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Falls Road Properties Limited are the landowners of Section 8 SO 511361 (223 Falls Road), Warkworth. The site is currently zoned Residential – Single House. The draft Planning Maps propose to rezone the land to Two-Storey Single Dwelling Residential Area, presumably because of its location adjacent to the Mahurangi River and native bush clad riparian area.

The purpose of this letter is to provide feedback relating to the property at 223 Falls Road, Warkworth against the proposed draft zoning and to provide feedback on the proposed changes.

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required*
- *Other additional qualifying matters that should apply in Auckland*[1]

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

Description of the site

The site is zoned Residential – Single House and is located on the periphery of the existing urban area of Warkworth. The Mahurangi River bounds the site to the south and there are areas of bush and other vegetation located around the property. The site is subject to a Significant Ecological Areas Overlay – SEA_T_2294, Terrestrial, High-Use Aquifer Management Areas Overlay [rp] and the High-Use Aquifer Management Areas Overlay [rp] – Mahurangi Waitemata. The site is also subject to a designation on Mansel Drive.

A subdivision consent to create 41 residential lots, three road lots, three commonly owned access lots and an esplanade reserve to vest, along with associated infrastructure installation, landscaping and enabling earthworks on the site at 223 Falls Road, Warkworth was granted on 30 October 2021. The application numbers are BUN60339957, LUC60339964, SUB60339965and VCN70015367.

Figure 1- Approved Scheme Plan for 223 Falls Road. References BUN60339957, LUC60339964, SUB60339965 and VCN70015367.

Implications of the proposed draft zoning

<u>Proposed Zoning</u>

The proposed zoning is Two-Storey Single Dwelling Residential Area, with an area zoned Residential Mixed Housing Urban around the existing dwelling in the centre of the site (held in separate ownership). The draft zoning also notes the following qualifying matters are of relevance to the site:

- Significant Ecological Areas – Terrestrial
- Designation- for Roading Purposes (Mansell Drive and Falls Road)

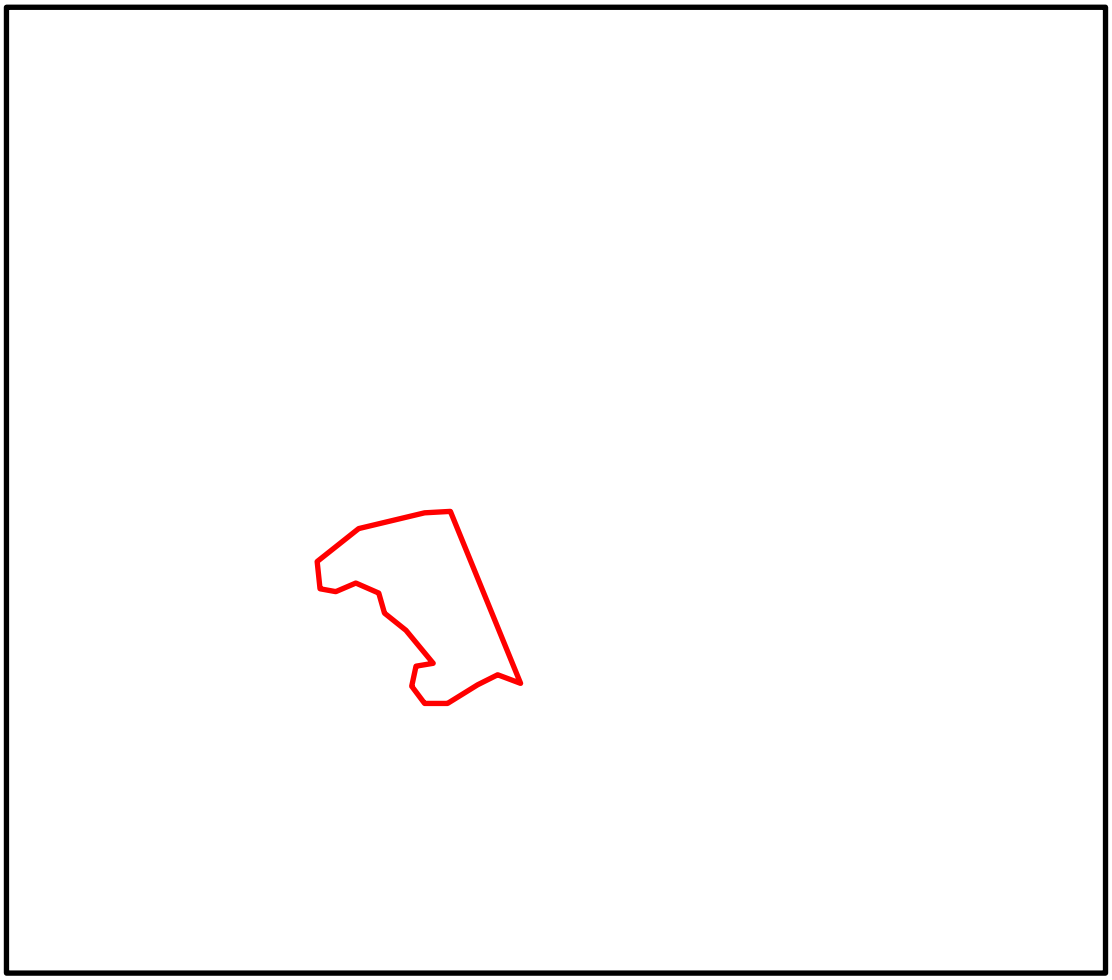


Figure 1: Draft Planning Maps. Subject site identified by black marker, with the legal boundaries outlined in red. (Source: Auckland Council preliminary response to NPS-UD and MDRS).

Implications

Given the zoning of the site and the approved resource consent to create 41 new residential lots, two of which are designed to enable comprehensive developments on the land; urban development is anticipated at this site. The land to the north of the site is identified as an Area Under Investigation within the draft planning maps presumably because of the recently minted Warkworth North Precinct. This is consistent with how the Clayden Road Precinct is also treated. The land to the west is zoned Future Urban and the land to the east is zoned Residential – Mixed Housing Urban.

It is likely that the Auckland Council has identified this site as not being suitable for zoning as Residential-Mixed Housing urban given that the site adjoins the Mahurangi River. However, the approved subdivision plan includes areas to be vested as esplanade reserve along the Mahurangi River, providing a buffer between the future development and the river, as well protection of areas of significant vegetation. The approved subdivision demonstrates that the site can be developed whist protecting the qualifying matters on the site.

Once the subdivision is complete, the sites will be sufficiently set back from the river, and the significant ecological areas will be protected, meaning that the qualifying matters relevant to the site no longer pose restrictions to the development of the site for residential purposes.

By applying Residential- Mixed Urban Zoning, incorporating the MDRS, to the site at 223 Falls Road, Auckland Council will be able to achieve a consistent zoning pattern in this area to ensure that there is a consistent and cohesive development pattern.

For example, Lot 2 DP 473121, Belvedere Place, which is located to the east of the site is separated from the Mahurangi River by an esplanade Reserve. This site is zoned for Residential- Mixed Housing Urban. Based on the draft zoning for this site, as well as the Mixed Housing Urban zoning for other similar sites located along the Mahurangi River that are separated by Esplanade reserve, the Site at 223 Falls Road is suitable to be zoned as Residential- Mixed Housing Urban given the future zoning pattern.

Summary

The land at 223 Falls Road is suitable to facilitate increased housing supply in accordance with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Residential - Mixed Housing Urban Zone will enable a high-quality comprehensive residential development of the site that can be appropriately designed to ensure that qualifying matters such as the Significant Ecological Areas of the sites can be appropriately avoided.

On behalf of the landowner, we seek that the Auckland Council Policy Team rezones the property 223 Falls Road as Residential - Mixed Housing Urban for the reasons outlined in this letter. We can provide a more detailed zone markup area prior to notification of the Intensification Plan Changes in August this year. We can also provide s32 Analysis to support revised zoning patterns in this location. Please let us know if this would be of assistance to Auckland Council. Alternatively, an onsite meeting could be valuable. Please let us know.

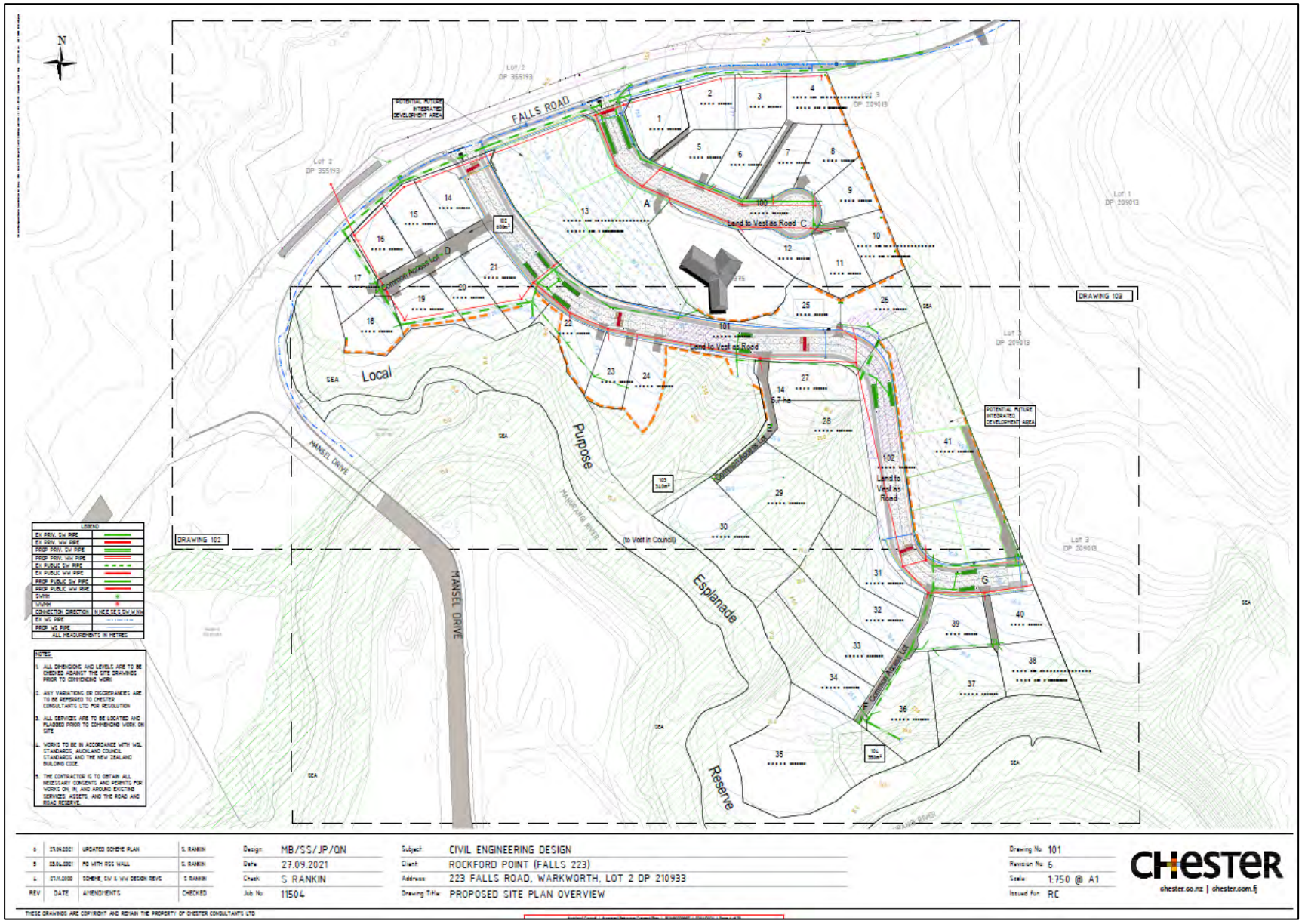
Yours sincerely,

Burnette O'Connor
The Planning Collective 2021 Limited
Ph: 021-422-346
Email: Burnette@thepc.co.nz

Attachments:
1 - Approved Scheme Plan

Attachment 1:

Approved Scheme Plan


N
FALLS ROAD
Land to Vest as Road C
Land to Vest as Road
Common Access Lot D
Common Access Lot E
DRAWING 102
DRAWING 103
Local Purpose Reserve
Esplanade
MANSEL DRIVE
(to Vest in Council)
Land to Vest as Road
POTENTIAL FUTURE INTEGRATED DEVELOPMENT AREA
SEA
LEGEND
ALL MEASUREMENTS IN METRES
NOTES:
1. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED AGAINST THE SITE DRAWINGS PRIOR TO COMMENCING WORK
2. ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO CHESTER CONSULTANTS LTD FOR RESOLUTION
3. ALL SERVICES ARE TO BE LOCATED AND PLOTTED PRIOR TO COMMENCING WORK ON SITE
4. WORKS TO BE IN ACCORDANCE WITH WDC STANDARDS, AUCKLAND COUNCIL STANDARDS AND THE NEW ZEALAND BUILDING CODE
5. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY CONSENTS AND PERMITS FOR WORKS ON, IN, AND AROUND EXISTING SERVICES, ASSETS, AND THE ROAD AND ROAD RESERVE.
REV DATE AMENDMENTS CHECKED
6 27.09.2021 UPDATED SCHEME PLAN S. RANKIN
5 23.04.2021 PS WITH RSS WALL S. RANKIN
4 27.11.2020 SCHEME, SW & WW DESIGN REVS S RANKIN
Design MB/SS/JP/QN
Date 27.09.2021
Check S. RANKIN
Job No 11504
Subject CIVIL ENGINEERING DESIGN
Client ROCKFORD POINT (FALLS 223)
Address 223 FALLS ROAD, WARKWORTH, LOT 2 DP 210933
Drawing Title PROPOSED SITE PLAN OVERVIEW
Drawing No 101
Revision No 6
Scale 1:750 @ A1
Issued For RC
CHESTER
chester.co.nz | chester.com.fj
THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY OF CHESTER CONSULTANTS LTD

#6161

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

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

Your details

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

Name: David Tilley

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Logical place for intensification

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

Important privacy information

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

#6165

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

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Your details

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

Name: Jessica Andrews

Name of organisation/business: Ellper Holdings Limited

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

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Tell us why

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Tell us why

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

Tell us why

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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?** I don't know

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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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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9/05/2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

14 Mason Heights, Warkworth - Feedback on the Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released a draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Ellper Holdings Limited, the land owner of 14 Mason Heights (Lot 2 DP 483779) in Warkworth, is a client of The Planning Collective. The site is currently zoned Future Urban under the Auckland Unitary Plan - Operative in Part. The draft Planning Maps do not propose a rezoning of the site nor is the site identified as an area for investigation.

The purpose of this letter is to provide feedback on the proposed changes in the context of the property at 14 Mason Heights, Warkworth in relation to the draft Planning Maps.

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*[1]

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

Description of the site

The site is currently zoned Future Urban under the Auckland Unitary Plan. The site is located at the immediate south-western extent of the existing urban area of Warkworth.

The site is also identified as being within the High-Use Stream Management Areas Overlay and High-Use Aquifer Management Areas Overlay. Furthermore, the sites are subject to the Macroinvertebrate Community Index - Rural.

The site contains an existing dwelling that is accessed via Mason Heights. The topography of the site slopes down to the north-west. The land immediately north and east of the site comprises of established residential development that was also developed on Future Urban zoned land. The undeveloped portion of Future Urban zoned land on the eastern side of mason Heights Road is subject to a resource consent for residential subdivision. A church is situated immediately north-west of the site. Further north-east of the site is a retirement village. An aerial image of 14 Mason Heights and the surrounding land is provided in Figure 1 below. Infrastructure service connections are available in the immediate area as shown in Figure 2 overleaf and there will be capacity in the networks to service development in the foreseeable future.

Figure 1 - Aerial image of site and surrounding locality (6/05/2022) Location of site shown in yellow. Sourced from Grip Maps.

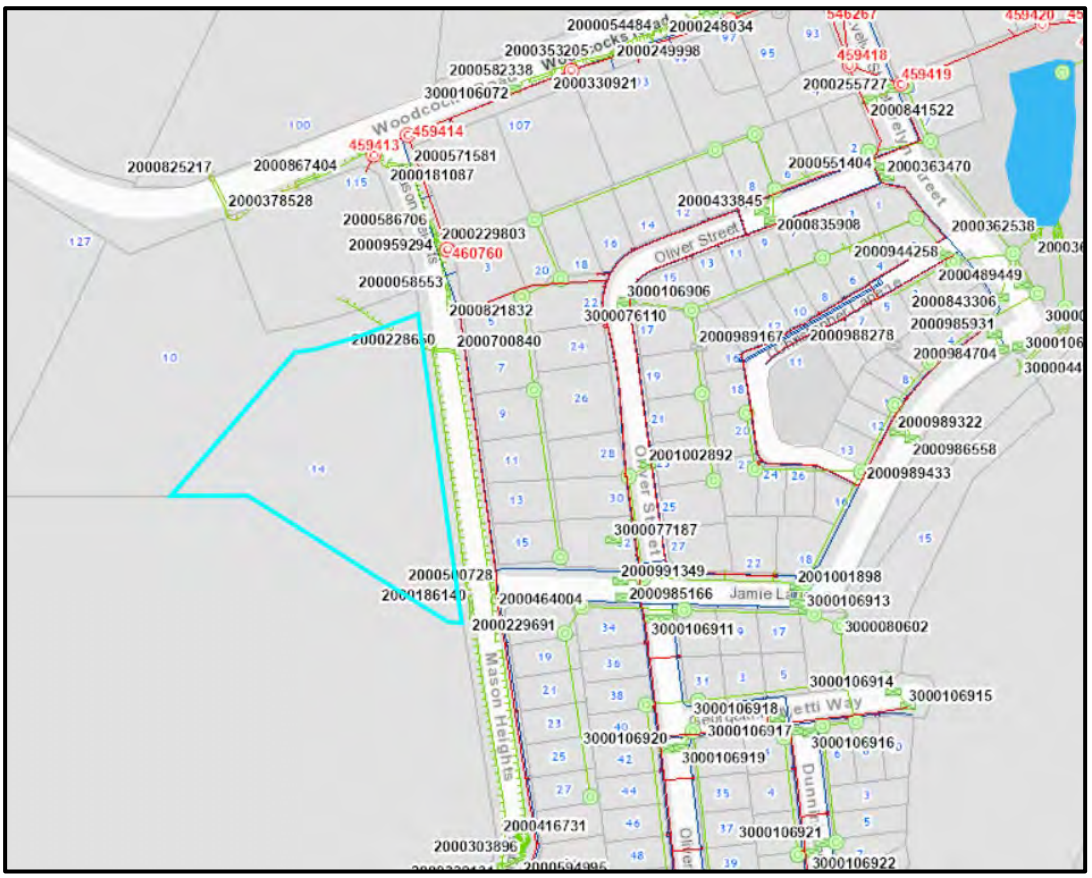

Figure 2 - Map of servicing unground servicing infrastructure within site's vicinity (6/05/2022) Location of site shown in blue. Sourced from Auckland Council GeoMaps.

Key: Green depicts stormwater infrastructure - Red depicts wastewater infrastructure - Blue depicts water supply infrastructure

Proposed Future Development of the site

The landowner is lodging a combined land use and subdivision resource consent application to subdivide the site into eighteen developable lots with a proposed joint-owned access lot and road to vest. The new sites will range in size between 372m^2 and 580m^2. A copy of the proposed scheme plan for 14 Mason Heights is contained in **Attachment 1** to this letter. The application will be submitted to Auckland Council in May 2022.

Numerous technical assessments have been prepared to support the subdivision application which demonstrate that the development will have safe and efficient vehicle access, be suitably serviced and will be in keeping with the planned residential character anticipated within the site's locality.

Future Urban zoned land poses a significant opportunity to accommodate additional housing and business development in a manner that will be more efficient to develop than retrofitting existing urban areas. Greenfields development will enable better quality comprehensive development outcomes to be achieved in a way that can properly provide for the infrastructure needs of the community including parks and open spaces.

Implications of the proposed draft zoning

Proposed Zoning

The subject site has not been included in an area of proposed rezoning under the MDRS, namely due to the present Future Urban zoning of the site.

There are no qualifying matters noted for the site and the investigations undertaken for the subdivision consent confirm that there is no need for any qualifying matter to be imposed on this land. However, it is noted that the site is subject to the High-Use Stream Management Areas and High-Use Aquifer Management Areas overlays, both of which are identified as qualifying matters in the consultation documents. These qualifying matters are more generic and would not limit the efficient development of this land for residential land uses in accordance with the MDRS.

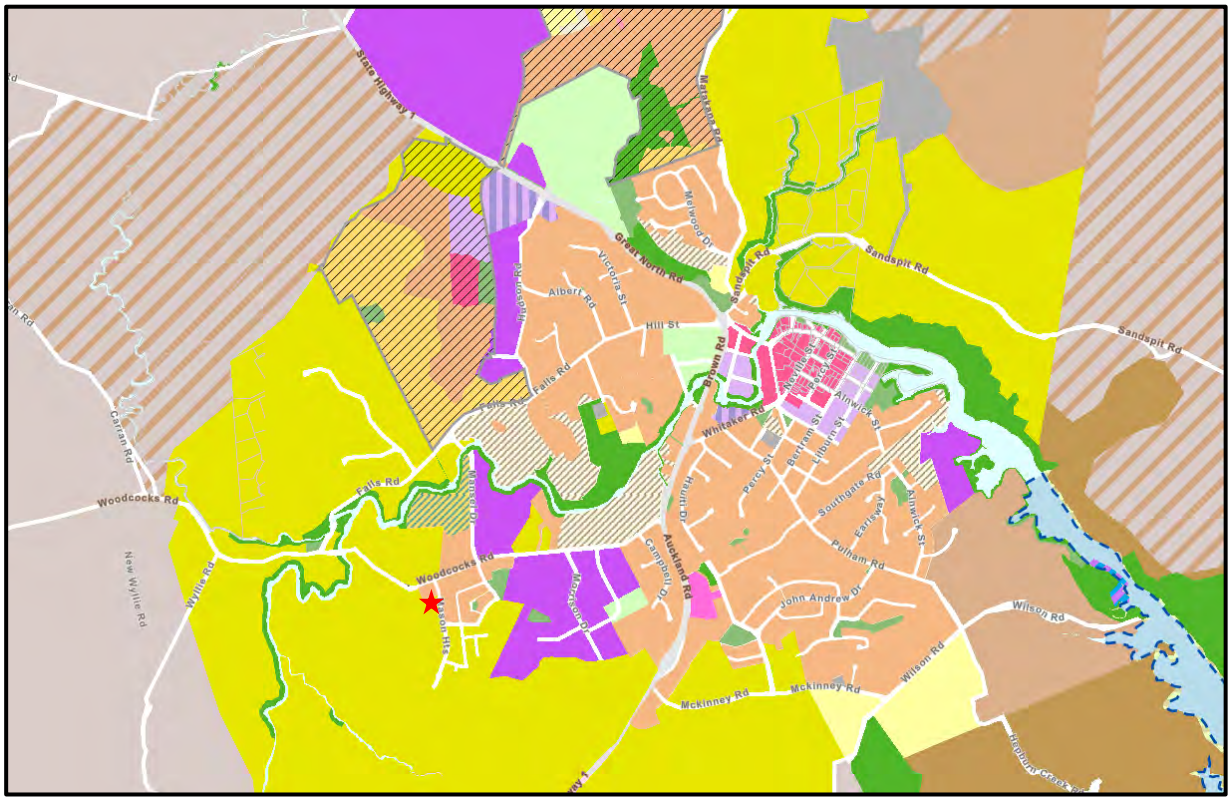

Figure 3 - Snippet of draft Planning Maps (5/05/2022) Location of site shown as red star.

Implications

As shown on the draft Planning Maps above, the sites immediately east and north of the site will likely have Residential - Mixed Housing Urban zoning as per the MRDS. It is also noted that the land south-east of the subject site has been recently subdivided and developed ahead of the Auckland Council initiated rezoning of the future urban land as shown in Figure 4 overleaf.

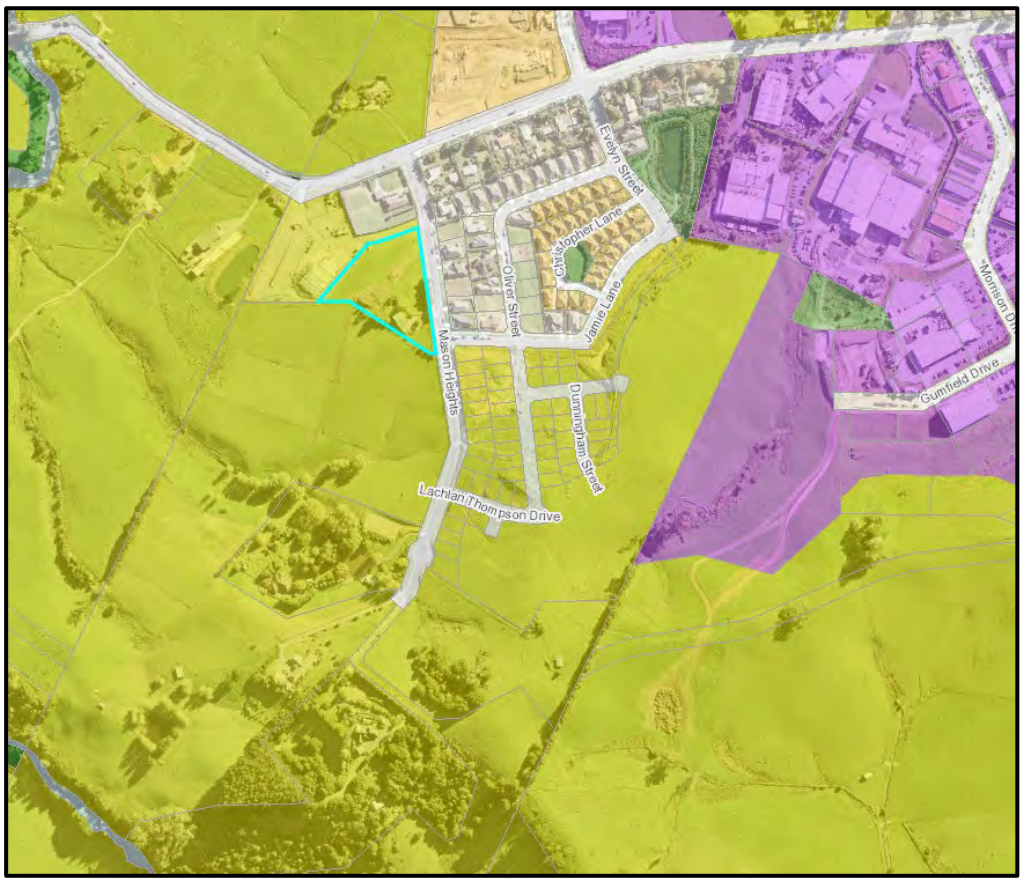

Figure 4 - Snippet of Auckland Unitary Plan Maps showing proximity of site to developed future urban land. (6/05/2022). Site outlined in blue.

14 Mason Heights is identified in the Warkworth Structure Plan as being indicatively zoned for Residential - Mixed Housing Suburban, which is being replaced by the Residential - Mixed Housing Urban Zone through the MDRS process.

We understand that the MDRS changes do not outwardly apply to Future Urban Zoned sites. However, given the location of the site, access to infrastructure services, proximity to the established residential areas and the Warkworth township, we believe that a sensible approach would be to apply Residential - Mixed Housing Urban zoning to this land, and potentially the surrounding land to support the anticipated growth of Warkworth - or at a minimum, be considered as a site identified as an *Area Under Investigation.* As above, this will enable better planned residential areas to provide the required capacity and maintain the character and amenity of existing developed residential areas.

In terms of the High-Use Stream Management Areas and High-Use Aquifer Management Areas overlays, the expert assessment prepared in support of the subdivision proposal suitably serviced in terms of the reticulated water supply network by extending the existing watermain on the eastern side of Mason Heights. Accordingly, these qualifying matters do not affect the ability for the site to accommodate higher density residential development.

Furthermore, the scheme plan for the site demonstrates that the site can be adequately developed in a manner that is consistent with the Residential - Mixed House Urban zoning that will likely apply to the site through the future plan change process. Furthermore, the greenfield development of the site will ensure that the a well thought out layout and design of the site development will occur.

Summary

Whilst future urban zoned sites are not directly under consideration as part of the blanket approach taken to applying the Residential - Mixed Housing Urban Zone, we consider that 14 Mason Heights is suitable for providing more intensive development.

As demonstrated by the scheme plan, the site at 14 Mason Heights is suitable for intensive greenfield residential development ahead of the Auckland Council initiated plan change to rezone the future urban land. Furthermore, the residential development will assist with providing an increase in housing supply in accordance with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Furthermore, incorporating Residential - Mixed Housing Urban

On behalf of the landowner, we seek that the Auckland Council Policy Team investigates the rezoning of the property at 14 Mason Heights, Warkworth to Residential - Mixed Housing Urban.

Yours sincerely

Jessica Andrews
The Planning Collective 2021 Limited
Ph: 021 422 713
Email: Jessica@thepc.co.nz

Attachments:

1 - Subdivision Scheme Plan prepared by C&R Surveyors

Attachment 1:

Subdivision Scheme Plan prepared by C&R Surveyors

#6165

Territorial Authority: Auckland Council

Proposed Amalgamation Condition (J.O.A.L.)

That Lot 20 (legal access) be held as to two undivided 1/2th shares by each of the owners of Lots 15 & 16

Total Area:	**9623 m²**
Record of Title:	**RT 684094**

Notes:

1. This plan is prepared for the purpose of obtaining subdivision consent and is not to be used for any other purpose.
2. All metric measurements and areas are subject to final survey.

C & R SURVEYORS LIMITED

Registered Professional Land Surveyors

PO Box 564
Orewa 0946

Phone (09) 426 4051
www.crsurveyors.co.nz

Client:

Ellper Holdings Ltd
14 Mason Heights
Warkworth

Drawing Title:

Lots 1 to 20 being Proposed Subdivision of Lot 2 DP483779

Original Scale:	Original Size:
1:500	A3
Date: 13 December 2021	Job Number: 7135

#6168

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

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

Your details

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

Name: Claire Booth

Name of organisation/business: Conrad Robertson

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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?** 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)**

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9/05/2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

51 Alnwick Street- Feedback Comments on the Auckland Council Draft Implications of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released the draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Conrad Robertson is a client The Planning Collective. He has recently purchased the property in its entirety and that purchase will settle later in the year. The site is currently zoned *Residential Single Housing* and *Business- Light Industrial*. The draft Planning Maps propose to rezone the *Residential Single Housing Zone land to Two-storey Single Dwelling Residential Area.*

The purpose of this letter is to provide feedback relevant to the property at 51 Alnwick Street against the proposed draft zoning and proposed changes.

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required*
- *Other additional qualifying matters that should apply in Auckland*[1]

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

Description of the site

The site is currently occupied by Robertson Boatyard and has direct access to the Mahurangi River. The area occupied by the boat yard is zoned Business-Light Industry, with the remainder of the site zoned as Residential -Single House. The site has a rolling contour and is largely covered by pasture and vegetation (non-SEA). The Warkworth Wastewater Treatment Plan is located at 55 Alnwick Street and is accessed over an easement over the subject land.

The site is located 400m from the Warkworth Town Centre and the walk to the town centre is relatively flat and there are formed footpaths the entire distance. There is a public transport / bus stop located by the old Masonic Lodge on Baxter Street.

Proposed Development of the site

Robertson Boat yard is actively pursuing a subdivision consent to subdivide the industrial zoned land from the residential land. The application is being prepared and the resource consent application will be lodged with Auckland Council in the near future. The ecological assessment commissioned as a part of these works has determined that the vegetation present on the site is exotic. There is a stream that is present on the site that needs to be considered in the design as well as wetland extent. These features will not be affected by the proposed two lot subdivision but will be addressed in detail in the subsequent further development of the land for its zoned purpose.

Figure 1- Indicative Scheme Plan for subdivision – to be submitted to Auckland Council Later in 2022

Implications of the proposed draft zoning

Proposed Zoning

The proposed zoning is Business- Light Industry and Two- Storey Single Dwelling Residential Area. The draft zoning also notes the following qualifying matters are of relevance to the site:

- Significant Ecological Areas – Terrestrial
- Outstanding Natural Landscapes Overlay (This is an extension of the ONL applied to the northern vegetated riverbanks and does not affect land that could be developed for urban land uses, or that would be affected by such land uses).

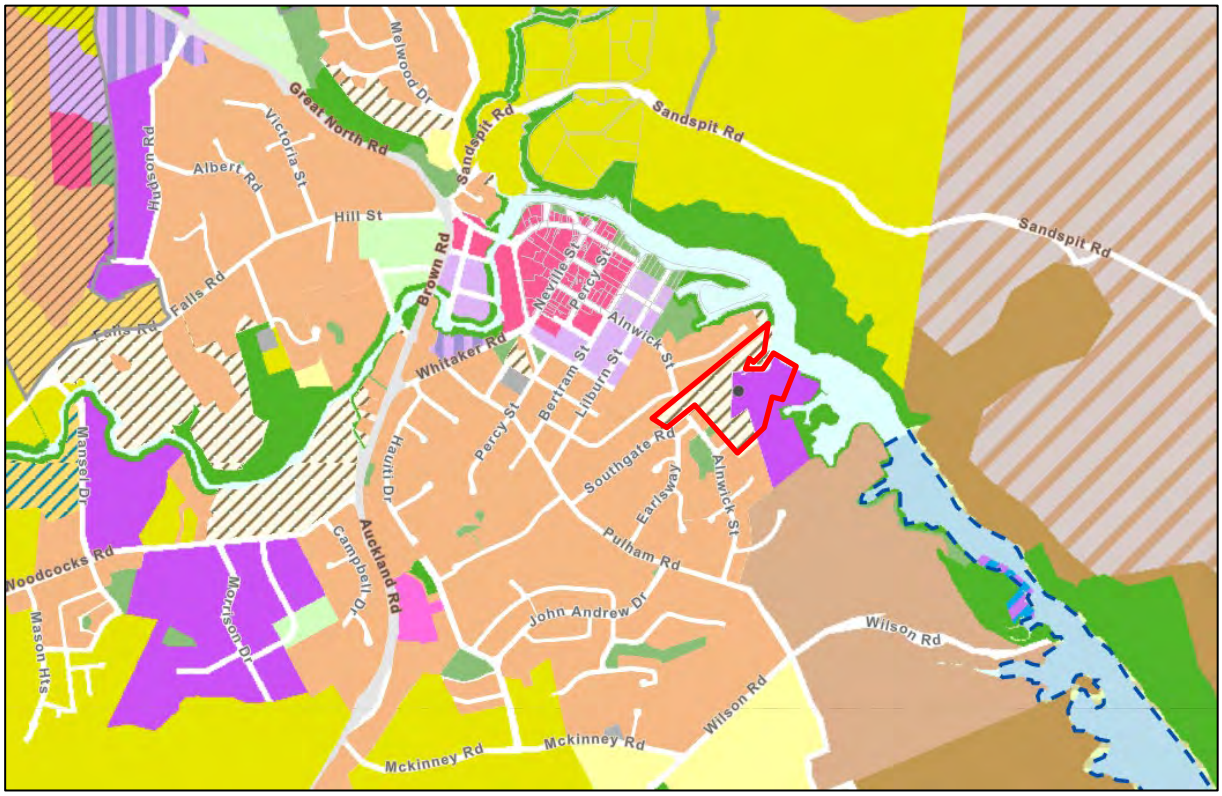

Figure 2- Snip of the Draft Planning Maps (3/05/2022). Location of the site shown in red.

Implications

Surrounding land is suitable for Mixed Housing Urban as identified on the draft maps issued by Auckland Council. The site at 55A and 55B Alnwick Road have been identified as Residential Mixed Housing Urban and Business Light Industrial. This type of zoning relationship is also considered appropriate for 51 Alnwick Street. 55B Alnwick Street contain a significant amount of vegetation and is subject to a designation for Wastewater purposes, yet Auckland Council considers it acceptable to up zone the land from Residential Single House to Residential Mixed Housing Urban. There are no such restrictions on 51 Alnwick Street, therefore, in our opinion, the same zoning rationale should apply. This is both consistent and also in keeping with the outcomes sought by the National Policy Statement on Urban Development

and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While Robertson Boat Yard are proposing to subdivide the land to generally separate the two different zonings, the fact that the site is held in one land ownership should not compromise the ability to develop this site for mixed urban purposes. 51 Alnwick Road is the only sizable site, held in a single ownership that can be comprehensively developed to provide an increase in housing supply within close proximity to the town centre. All other surrounding sites are smaller land holdings and are reliant on infill development to achieve the objectives and purpose of the NPS-UD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Terraced or block housing is more likely to achieve a suitable noise attenuation solution to mitigate any reverse sensitivity effects from the operation of the boat yard. Single, two storey housing will not be able to achieve the same noise attenuation outcome as each house will be individually developed in such a way that noise potentially will not be mitigated, creating a reverse sensitivity impact on the operation of the boat yard. Furthermore, it is more likely that development will be designed in a comprehensive manner with the Residential Mixed Housing urban zoning. This is less likely to occur with Residential Single House – two storey. The more intensive zoning provides the opportunity for a denser form of development to occur around the boat yard and also provide an appropriate transition to the existing for of development to the west.

The qualifying matters, being the Outstanding Natural Landscape and the Significant Ecological Area only apply to a very small portion of the site that sits adjacent to the Mahurangi River. The qualifying matters do not prevent the remainder of the greenfields site from being development for mixed housing residential purposes. Any future development of the site can be designed to respect these qualifying matters.

As the 51 Alnwick Street is located a 400m relatively flat walk from the Warkworth Town Centre, and is a predominantly a greenfield site, it is a suitable candidate to be considered for the Mixed Housing Urban Zone. The Qualifying Matters do not preclude the development of this site. Zoning the land Residential Mixed Housing Urban will enable an efficient development of the land that is better able to respond to the reverse sensitivity issues associated with the established boat yard. This is because density will potentially enable a viable development outcome whilst providing a greater separation distance to the boat yard and also better noise attenuated buildings, as described above.

The site is suitable for additional height and housing density and is appropriate for development when considered in the context of the proposed zoning of the adjacent land, all being zoned for Mixed Housing Urban purposes.

Summary

51 Alnwick Street is suitable for more intensive development, to increase housing supply in accordance with the National Policy Statement on Urban Development and the Resource Management (Enabling

Housing Supply and Other Matters) Amendment Act 2021. The effects of the Medium Density Residential Standards are more appropriately applied to greenfield developments to ensure that a consistent and cohesive development can be achieved. There are no qualifying matters that would prevent the development of this site.

On behalf of the landowner (settlement scheduled for later this year), we seek that Auckland Council Policy Team re-zone the rezone the area currently zoned as Residential Single Housing to Residential-Mixed Housing Urban, rather than Two- Storey Single Dwelling Residential Area for the reasons outlined in this letter.

The Residential Mixed Housing Urban Zone will enable for a comprehensively designed residential development that can be sensitively master planned to ensure that any reverse sensitivity effects are appropriately managed. The site is the only site of a suitable size within a very close proximity to the Warkworth Town Centre that can provide for a comprehensively designed housing development to increase the housing supply in Warkworth.

We can provide a more detailed zone markup area prior to notification of the Intensification Plan Changes in August this year. We can also provide s32 Analysis to support revised zoning patterns in this location. Please let us know if this would be of assistance to Auckland Council. Alternatively, an onsite meeting could be valuable. Please let us know.

Yours sincerely,

Claire Booth
The Planning Collective 2021 Limited
Ph: 021 422 079
Email: Claire@thepc.co.nz.

#6192

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

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Your details

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

Name: Shane Hartley

Name of organisation/business: The Oaks on Neville

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

1500m is achievable with a 20 minute 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

This is an appropriate time/distance for such centres

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

Tell us why

This could be increased to 1200 m being a 15 to 20 minute walk, given the network significance of rapid transit and attractiveness in terms of travel efficiency.

Intensification around town and local centres

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

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

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

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

Tell us why

This is generally appropriate but could potentially be doubled in some circumstances, particularly where there are flat areas surrounding such centres

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

It is important to retain high quality special character areas at risk of otherwise losing development forms that are part of the identity of Auckland. However, some of the lesser quality areas will have to be sacrificed in terms of achieving more affordable housing in the most appropriate locations. It is however important to ensure that the design and material quality and contribution to streetscape is higher than often occurs in recent times.

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

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

There is little point in enabling significant intensification and development of infrastructure is not capable of servicing such densities, or at least upgraded within a reasonable period of time to do so without unacceptable costs to developers and or the community.

Other qualifying matters

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

The height variation control of 18 m should be increased to 21 m in the Warkworth Business Town Centre Zone to better reflect its status as a satellite centre and its projected population of 20,000 plus people. This would enable six story development, which is in keeping with the developing character of the town and would have no more than minor adverse amenity effects, whilst further increasing residential capacities over a relatively small area.

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#6246

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

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Your details

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Name: Claire Booth

Name of organisation/business: Mason Investments Limited

Your local board: Rodney

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.

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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

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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?** Support

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?** I don't know

Tell us why

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Infrastructure constraints

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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.

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9 May 2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

223 Falls Road, Warkworth – Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released the draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Mason Investments Limited are the landowners of 215 Falls Road (Lots 1 and 3 DP 209103 and Lot 2 DP 509795) which has an area of just over 8ha.

The land is currently zoned Residential – Single House. The draft Planning Maps propose to rezone Lot 3 DP 209013 and lot 2 DP 509795 to Two-Storey Single Dwelling Residential Area, presumably because of the location of these sites adjacent to the Mahurangi River and native bush clad riparian area.

Lot 1 DP 209013 – 215 falls Road, Warkworth is proposed to be zoned Residential Mixed Housing Urban presumably incorporating the MDRS.

The purpose of this letter is to provide feedback relating to the land described above.

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required*
- *Other additional qualifying matters that should apply in Auckland*[1]

[1] Consultation Document: Government's new housing rules: What is means for Auckland.

Description of the site

The site is zoned Residential – Single House and is located on the periphery of the existing urban area of Warkworth. The Mahurangi River bounds the site to the south and there are small areas of bush and other vegetation located around the property. The site is subject to a Significant Ecological Areas Overlay – SEA_T_2294, Terrestrial, High-Use Aquifer Management Areas Overlay [rp] and the High-Use Aquifer Management Areas Overlay [rp] – Mahurangi Waitemata.

The land is free from Qualifying Matters that would affect the ability of the land to be developed in accordance with the outcomes sought in the National Policy Statement Urban Development, and the Enabling Housing Supply and other matters Act, apart from the small areas of SEA shown below:

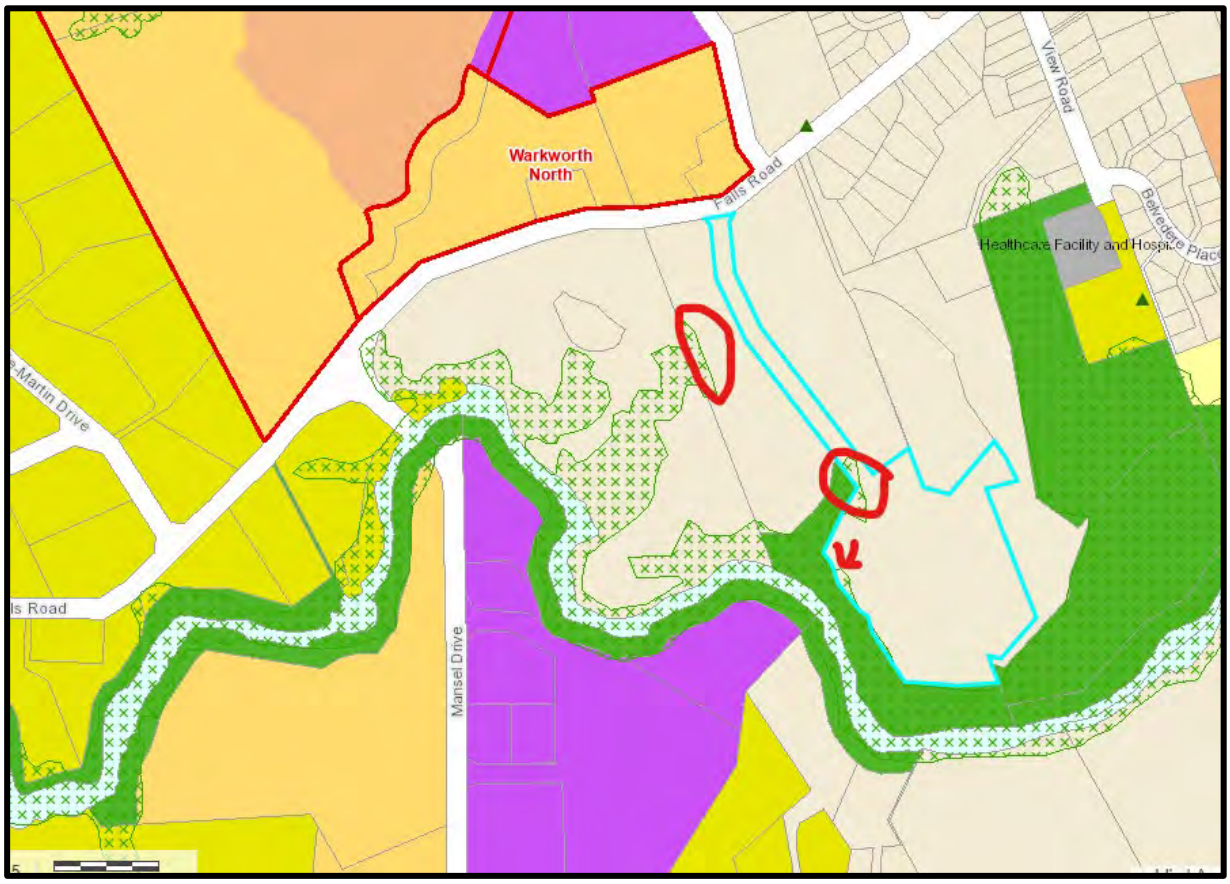


Figure 1: Existing zoning (source AUP 9 May 2022)

Implications of the proposed draft zoning

Proposed Zoning

The proposed zoning is Two-Storey Single Dwelling Residential Area, with an area zoned Residential Mixed Housing Urban on the land at 215 Falls Road and 93 Falls Road. Land further to the east is identified to be zoned Residential mixed Housing Urban incorporating the MDRS. The draft zoning also notes the following qualifying matters are of relevance to the site:

- Significant Ecological Areas – Terrestrial

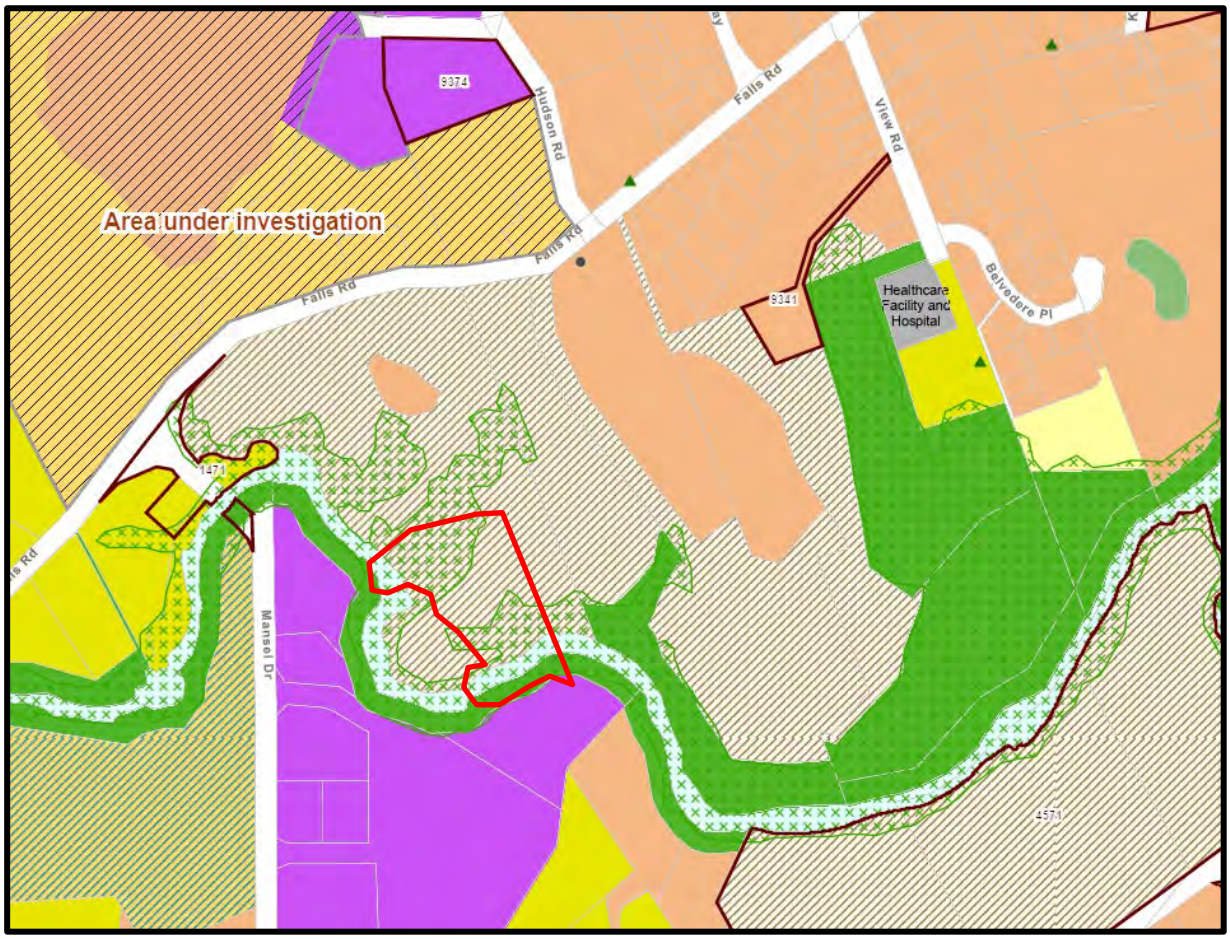


Figure 2: Draft Planning Maps. Subject site identified by black marker, with the legal boundaries outlined in red. (Source: Auckland Council preliminary response to NPS-UD and MDRS).

Implications

It is likely that the Auckland Council has identified some of this land as not being suitable for zoning as Residential- Mixed Housing urban given that the site adjoins the Mahurangi River. However, there is vested as esplanade reserve along the Mahurangi River, providing a buffer between the future development and the river, as well protection of areas of significant vegetation.

By applying Residential- Mixed Urban Zoning, incorporating the MDRS, to the land at Falls Road, Auckland Council will be able to achieve a consistent zoning pattern in this area to ensure that there is a consistent and cohesive development pattern.

For example, Lot 2 DP 473121, Belvedere Place, which is located to the east of the site is separated from the Mahurangi River by an esplanade Reserve. This site is zoned for Residential- Mixed Housing Urban. Based on the draft zoning for this site, as well as the Mixed Housing Urban zoning for other similar sites located along the Mahurangi River that are separated by Esplanade reserve, the Site at 223 Falls Road is suitable to be zoned as Residential- Mixed Housing Urban given the future zoning pattern.

Summary

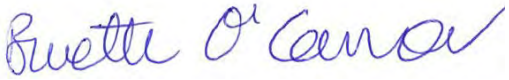
The subject land is suitable to facilitate increased housing supply in accordance with the National Policy

Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Residential - Mixed Housing Urban Zone will enable a high-quality comprehensive residential development of the site that can be appropriately designed to ensure that qualifying matters such as the Significant Ecological Areas of the sites can be appropriately avoided.

On behalf of the landowner, we seek that the Auckland Council Policy Team rezones the land legally described above, located on Falls Road Warkworth, as Residential - Mixed Housing Urban for the reasons outlined in this letter.

We can provide a more detailed zone markup area prior to notification of the Intensification Plan Changes in August this year. We can also provide s32 Analysis to support revised zoning patterns in this location. Please let us know if this would be of assistance to Auckland Council. Alternatively, an onsite meeting could be valuable. Please let us know.

Yours sincerely,



Burnette O'Connor
The Planning Collective 2021 Limited
Ph: 021-422-346
Email: Burnette@thepc.co.nz

#6293

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

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Your details

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

Name: Dave Martin

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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?** I don't know

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.

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Tell us why

Other qualifying matters

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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).

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#6464

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

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Name: Lucan Smith

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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#6470

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

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Name: Jacqui Marks

Name of organisation/business:

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Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Please consider flood prone areas to be considered as a qualifying matter.

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#6475

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Name: Ben Johnsen

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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Name: Lisa Wenzel

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Areas such as the whangaparoa peninsular with restricted roading access, waste water treatments, and general infrastructure would not be able to cope with so many more houses as suggested on the plan. This should definetly be considered as a qualifying matter as without the infrastructure it would not be sustainable and create more work in the longterm to fix these. The congestion along the one road in and out will be horrible, the new mileage development will already add too much strain on the waste water system out to army bay. Let alone such an increase in population as suggested

Other qualifying matters

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

These additional qualifying matters include:

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

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#6482

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

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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 Guest

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

Tell us why

I do not support further intensification without you sorting out the infrastructure such as sewage and water and this does not include the ‘designed to fail’ model you are currently try using for wastewater

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

I do not support further intensification without you sorting out the infrastructure such as sewage and water and this does not include the ‘designed to fail’ model you are currently try using for wastewater

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

I do not support further intensification without you sorting out the infrastructure such as sewage and water and this does not include the ‘designed to fail’ model you are currently try using for wastewater

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

I do not support further intensification without you sorting out the infrastructure such as sewage and water and this does not include the ‘designed to fail’ model you are currently try using for wastewater

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

I do not support further intensification without you sorting out the infrastructure such as sewage and water and this does not include the ‘designed to fail’ model you are currently try using for wastewater

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

We don't want to lose Auckland's character altogether you are ruining enough suburbs with your terrace housing, narrow streets and no parking already

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

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

Support in the interim, but you need to make plans to supply and support ALL of Auckland. Too much resource is focussed on the city already.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
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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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#6696

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Adam Trotter

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

I'm disabled so please ensure we can still get access to parks close by.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

Tell us why

5. **What do you think of our proposal to apply the Terrace 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

Stop building more houses with out improving infrastructure.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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

Please leave the character homes as they are.

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

Whangaparaoa peninsula is already at capacity. Please stop further developments until you have improved infrastructure

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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#6715

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Tanya Brown

Name of organisation/business:

Your local board: Rodney

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

proposal seems to be not tailored for individual communities needs - too broad an approach

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

proposal seems to be not tailored for individual communities needs - too broad an approach

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

Too much terrace housing in smaller towns proposed

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

changing the fabric of smaller town centres

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 need to protect the heritage we have

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

We need to protect the heritage we have

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

And no co-goverence

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#6821

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Samantha Gower

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Intensification around town and local centres

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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?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Leave whangaparaoa single zone. It's beautiful you will ruin it and the roads can't keep up.

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)

You don't seem to care about anything else so if your going to destroy everyone's space go ahead and ruin the war memorial and stockade hill too. Don't give a crap about protecting only the things you think are worthy

Important privacy information

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#6900

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Katherine Norman

Name of organisation/business: Resource Planning Inc

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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?** 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?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#6967

Government's new housing rules: What it means for Auckland

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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 Calder

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

Active modes have exploded and therefore the upper limit should be closer to 20-25 minutes. Additionally, these modes can then connect with the frequent bus services through and around 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 further

Tell us why

Some metro centres function as, and are larger than some city centres, and have the vibrancy to support high density hinterlands across larger catchments than 800m / 10min. Example are Newmarket, Takapuna, Sylvia Park

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 rapid transit network will be the basis for hte future Auckland - people will be prepared to travel up to 15min walk to get onto these services - not uniformly, so some stops will more likely support than others, but rather than thinking around how some places look now, some stops will become different in 20 years as these stops become attractive for small mixed use arrangements - zone now for that !

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

These town centres will often be served by PT that has same / similar frequency as rapid transit and this should be reflected in walkable catchments. Support 800m / 10min catchments

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

As above, but with 400m / 5 min catchments

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

Tell us why

There may be some areas currently subject to SCAR overlay that could warrant some more protection, even perhaps is historic heritage. However, the parts of the central isthmus with the greatest level of accessibility to other parts / City Centre is being prevented from further high density by restrictive rules around intensification.

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. Welcome the reduction in the SCAR in places such as Helensville (the varied housing type and age of the bulk of the existing SCAR in Helensville tends to support lazy rollover of old provisions rather than a detailed analysis). However, still too much areas are locked up.

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

Older town centre streetscapes do look nice, but can often coincide with older building methods that require substantial strengthening to make safe and durable. without financial incentives to keep (parking space reductions used to be the common one), it is difficult to justify retention - new buildings can be managed adequately.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

There is no information to make an informed comment, for instance, what is an example of the types of constraints being talked about. Are long term constraints referencing something that could be done, but has not been provided for in the Long Term Plan? Recommend Council provide further information for people to make comment on. Unless something is cost prohibitive or practically impossible, or both, then i should not be a determinative factor.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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 only one on the list worth protecting is the Auckland War Memorial Museum Viewshaft. This is nationally significant.

Important privacy information

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Added comments for feedback

- Why has Helensville been excluded from any upzoning, but has been subject to a review of the Special Character Area – Residential overlay? I also note none of the Northwest towns of Kumeu / Huapai and Riverhead have been excluded also
- Helensville does not have a population of more than 10,000 so is not an urban environment in its own right. However, it operates as part of the wider Auckland housing and labour market, being equidistant to both Silverdale / Hibiscus Coast, North Harbour and Kumeu / Huapai / Westgate.
- Helensville individually does not have more than 5,000 people, so Council is able to potentially exclude it from upzoning. However, given it is serves a rural catchment also, its hinterland forms part of it, as well as the nearby Parakai, for both statistical and planning purposes. Looking at 2018 Census data (statistical areas):
    - Helensville: 2787
    - Parakai: 1098
    - Helensville Rural (and not counting South Head): 1524
    - Total: 5509, or which 3985, or 70% is urbanized.
- Kumeu / Huapai's three statistical units (Kumeu Rural East / West and Kumeu-Huapai) total in excess of 7000, with FUZ land around flagging up a further increase in area.
- If the reason is infrastructure related, then this has not been flagged up in the same way as other parts potentially have. Transport infrastructure issues in the northwest are the result of poor planning and governance, and there are solutions either talked about or desired – they are not impossibilities or prohibitive.

#7135

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Aliceson West

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

The character and diversity of city areas evolve over time, reflecting values

of our predecessors, their contributions culturally, artistically,

commercially, the stages of growth and commitments.Highly rated intrinsic value, not to be substituted by grey, nondescript

areas, giving away our history.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Itensification negatively influences local ecology, decreases biodiversity,

contributes to less sustainability of the area, including:

1) "run-off" or sedimentation, the major factor affecting coastal erosion and the quality of coastal waters.

2) Loss of coastal kelp forests, the "fish/seafood nurseries" of the ocean has resulted in serious depletion of fish life, a vital food source.

3) Unhealthy coastal ocean adds to global warming. Oceans are carbon sinks, kelp forests sequestration absorb 1/4 of carbon caused by humans.

4)Sedimentation as a byproduct of intensification is one of the main causes of the critical degradation of the hauraki Gulf.

4) The Hauraki Gulf's trophic status affects oceans half a world away.

5) " When you tug at a single thing in nature, you find it attached to the rest of the world". Aucklands predicted population growth to meet the planned construction of and extra 100,000 CBD, and 900,000 suburban homes on top of the existing

intensive construction is debatable, highlighted by reports of another "brain drain" once borders have reopened, and reports of new Zealanders seeking to live abroard because of local financial earning constraints and living costs i.e. housing. It is well documentated that lack of green spaces negatively affects mental health. It is evident that existing infrastructure: roading, stormwater, water supply and sewage currently outpaces capacity, are the funds available to maintain the increases caused by intensification?

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

The unique character of each area stands as a testament and portrayal of the dedication over time of previous inhabitants. Preferable to the dumming down and blandness of thoughtless rebuild.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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

Case in point: Whangaparaoa Peninsular.

Already constrained by restricted access - a single road in and out.

Geographical features: Steep terrains, eroding cliff tops.

Currently, road congestion and inadequate parking.

A micro example which currently constitutes as a 'non significant natural hazard': Red Beach Glenelg Road cul-de-sac backed by steep terrain provides a natural waterway through a number of properties. An occasional sudden flood, forming within 5 minutes of heavy downpour from the East side of Durness Road ridge results in an almost knee deep "lake" at its base. This lake forms in a garden established as a pre-school education centre of 15 children. Intensification will increase the volume of water flow. This will be intensified by the recent significant removal of trees to the west side of Durness Road and the likelihood of intensive construction on the exposed land. The "river" flowing on from the sudden 'lake' flows rapidly through to the frontal property and over the cliff into the sea. A very undesirable situation.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)

Whangaparaoa Peninsula:

Dedicated groups working towards a pest free peninsula, the existing predator free areas of Shakespear regional park at peninsula end, have finally begun attracting native birds from Tiritiri Matangi bird sanctuary onto the mainland as was the goal.

It is sadly ironic that this will be reversed to some extent by loss of natural habitat with further intensification. I propose that Whangaparaoa remain as it is with single residential dwelling, the

importance of ecological balance is paramount to a healthy society.

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#7140

Government's new housing rules: What it means for Auckland

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Your details

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Name: James Rye

Name of organisation/business:

Your local board: Rodney

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

Prefer to see higher density city areas, and less urban spread into farm land.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Prefer to see higher density city areas, and less urban spread into farm land.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Prefer to see higher density city areas, and less urban spread into farm land.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each 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

Prefer to see higher density city areas, and less urban spread into farm land. We see this in Europe, it works well.

5. **What do you think of our proposal to apply the Terrace 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?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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)

Sections of Orea beach fron property are not being rezoned for high density, despite being very close close to the town centre. Costal erosion was mentioned as a possible reason, however there will be a seawall installed to protect the footpath and public access along the beach front. this mitigates any issue from costal erosion. Sections that are close to town, and behind the seawall should be able to support higher density housing.

Important privacy information

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#7597

Government's new housing rules: What it means for Auckland

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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 Xu

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

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#7601

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Name: Jasmine Xu

Name of organisation/business:

Your local board: Rodney

Your feedback (all questions are optional)

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Tell us why

1.5km should be better.

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Tell us why

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