Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Orakei Local Board

WRITTEN FEEDBACK Vol. 2 (2802-3770)

Sub #	Submitter Name	Organisation	Local Board	Volume
2802	colleen grierson		Ōrākei	2
2807	Kelly Bingham		Ōrākei	2
2812	Patrick Meredith		Ōrākei	2
2824	Michael lloyd Owen Williams		Ōrākei	2
2836	John Glover		Ōrākei	2
2850	Ian Benet		Ōrākei	2
2854	Elliot Oliver		Ōrākei	2
2856	Crossley Gates		Ōrākei	2
2900	Richard Leggat		Ōrākei	2
2904	Stephanie Markson		Ōrākei	2
2908	Bruce Fyfe		Ōrākei	2
2925	Nick Hanson		Ōrākei	2
2928	Michelle Wang		Ōrākei	2
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2977	Angela Cottrell		Ōrākei	2
2995	Chris Realish		Ōrākei	2
3058	Laura Gerber		Ōrākei	2
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3107	C Young		Ōrākei	2
3112	Michael Lunjevich		Ōrākei	2
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3180	PAUL BRADY		Ōrākei	2
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3194	Ted Manson		Ōrākei	2
3196	Wanda Mountfort		Ōrākei	2
3213	Shane McMahon		Ōrākei	2
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3239	Jeanette Heilbronn		Ōrākei	2
3265	Henry Leung		Ōrākei	2
3272	Wendy Carlisle		Ōrākei	2
3278	Carolyn Van Wonderen		Ōrākei	2
3281	Warren & Jocelyn Whyte		Ōrākei	2
3299	Meryn McGaffin		Ōrākei	2
3314	Simon Crispe		Ōrākei	2
3329	Chris Rodgers		Ōrākei	2
3339	ALEX & ANDREA BROUGHTON		Ōrākei	2
3383	Matt Mountfort		Ōrākei	2
3414	Campbell Stuart		Ōrākei	2
3428	Louise Lawton		Ōrākei	2
3445	Lynn Theron		Ōrākei	2
3451	Rod Ewenq		Ōrākei	2
3472	Chris Dew		Ōrākei	2
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3547	Oliver Hoffmann		Ōrākei	2
3564	Phoebe Meyer		Ōrākei	2
3578	Glen McCabe	Ellerslie Residents Association	Ōrākei	2
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3604	L Drummond		Ōrākei	2
3606	Dmitry Volynkin-Ewens		Ōrākei	2
3612	Margreat Colledge		Ōrākei	2
3615	Zi Cheng Huang		Ōrākei	2
3635	Joshua Waterman		Ōrākei	2
3640	Lesley Gauntlett		Ōrākei	2
3649	Harminder Singh		Ōrākei	2
3668	Andrea Duff		Ōrākei	2
3681	J Clements		Ōrākei	2
3685	John Oliver		Ōrākei	2
3692	Delcia Blackledge		Ōrākei	2
3713	jeremy priddy		Ōrākei	2
3727	Andrew Reed		Ōrākei	2
3747	Kiri Barfoot		Ōrākei	2
3769	Sidney Neale		Ōrākei	2
3770	Miyuki Hosoya-Neale		Ōrākei	2

#2802

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

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Your details

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

Name: colleen grierson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It's better to keep high rise apartments within the city rather than suburbs

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

Tell us why

same as above It's better to keep high rise apartments within the city rather than suburbs

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

Tell us why

same as above It's better to keep high rise apartments within the city rather than suburbs

Intensification around town and local centres

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

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

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

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

Tell us why

Three level terrace housing with an outdoor area for family living and socialising is ok but no high rise apartment buildings that block sun, obscure views and are NOT family friendly

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

same as above Three level terrace housing with an outdoor area for family living and socialising is ok but no high rise apartment buildings that block sun, obscure views and are NOT family friendly

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We MUST protect all our beautiful streets with "character" homes in them. Homes from approx 1900 to 1940's should ABOLUTELY remain and not be removed for modern buildings.

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

Tell us why

We MUST keep many character areas in our city. Our city would be CHARACTERLESS wihout these areas

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

Tell us why

same as above We MUST keep many character areas in our city. Our city would be CHARACTERLESS wihout these areas

Infrastructure constraints

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

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

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

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

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#2807

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Your details

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

Name: Kelly Bingham

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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

Tell us why

Support expanding both to a 20 min walk - we need to encourage PT use and walking/cycling so makes sense to put as many houses as possible in there areas

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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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 are in a housing crisis and it is much more important that we provide enough housing for people (particularly in the inner city suburbs where many of the special character areas are) than protecting the 'character' of villas that are more often than not mouldy and in need of repair.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Support as long as we do not then write off the potential for these questions to have higher density housing one day once supporting infrastructure is in place

Other qualifying matters

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

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These additional qualifying matters include:

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

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#2812

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Your details

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Name: Patrick Meredith

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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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?** 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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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#2824

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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 lloyd Owen Williams

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Too far to walk

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

Tell us why

Ok but have concerns about all the extra infrastructure needed

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

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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

Please leave the character areas alone otherwise AKL will have no character or history to look back and learn from

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

You cant offer the same services to all of Akl with the contour and subterranean structure of Akl

Most impractical and unwise

Other qualifying matters

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

they are proposed to be protected 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 wouldn't be worried about Queen St its buggered

In fact the CBD is not worth visiting these days

Important privacy information

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#2836

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

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Your details

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

Name: John Glover

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Not convenient to do so in bad rainy weather ,nor for those that that difficulty in walking such a distance , particularly the elderly. If you really want people to use public transport then you need to make public transport more viable and flexible. Sticking to key roadways is not the solution. If you believe it is please explain very fully public ally 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

It needs to be user friendly for ALL people . People will NOT walk these distances after dark when authorities refuse to address the current rising crime issues. Safety first if you really want people to have to walk to public transport after dark. Again in fine summer weather your proposals may work but many people will not walk distances in the rain.

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

Public need quick short access to frequent transportation, as happens in major cities overseas. People want convenience. People are basically lazy so will not conform to these porposals.

Intensification around town and local centres

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

Have you seriously researched the consequences of such a proposal. Please publicly state how such action can be beneficial to the individuals that live in these proposed close knit buildings. Can you really explain how living like this , thousands of people jammed into a small land area near meager public transport is really a healthy lifestyle. Are these proposals really in the interests of ratepayers who are forced into this type of high density living.?

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

Tell us why

It totally beggars believe that you would even consider such a proposal when a country such as ours has so many alternatives to offer. Again please go public and explain why you would want to turn parts of our city to jammed up living conditions , which many European cities severely regret .

Qualifying matters

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

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

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

Please do not let the government Bastardise this city by their hasty ,totally unjustified proposed actions. Please remember once the damage is done you can not turn back the clock.

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

Tell us why

It would appear that your props also have not been exhaustively researched. To propose certain areas as you have done would appear restrictive ,and only concentrates on the areas where currently poor or proposed public transport is available. This whole proposal appears to be trying to fit with a totally poor transport system. Please explain again publically how putting the cart before the horse can possibly have the BEST out come.

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

Simply put, a half cocked proposal is never going to work. Please do the job thoroughly if you intend to proceed .

Infrastructure constraints

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

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

Common sense would dictate this the only responsible action to take.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I certainly do not understand nor support your overall proposals , at least not until the current infrastructure is upgraded to accommodate your increased building proposals . Please stop wasting time, energy and money on a proposal that can never SATISFACTORILY work when there is lack of money to do so. Also until councils and government can agree on common sense approaches to population growth , then this issue is headed for disaster. Won't worry me, and maybe not you, but if you really CARE about the future population then some sensibility needs to come into play.

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#2850

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

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Your details

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

Name: Ian Benet

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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?**

Tell us why

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

Tell us why

Qualifying matters

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

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

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Special Character Areas

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

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

Tell us why

This our history and heritage were talking about. NZ has so little of it that what we have should be preserved.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

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#2854

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

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Your details

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

Name: Elliot Oliver

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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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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- 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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#2856

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

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Your details

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

Name: Crossley Gates

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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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

Realistically, people are only interested in walking to and from an area of the city if the walk is no more than about 5 minutes.

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

Realistically, people are only interested in walking to and from an area of the city if the walk is no more than about 5 minutes.

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

Realistically, people are only interested in walking to and from an area of the city if the walk is no more than about 5 minutes.

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

Fits with my view that most people will only walk on a regular basis to and back from a city point if the walk is no more than 5 minutes.

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

Fits with my view that most people will only walk on a regular basis to and back from a city point if the walk is no more than 5 minutes.

Qualifying matters

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

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

Tell us why

We need to keep Auckland's heritage!

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

Tell us why

I couldn't find the blue and red areas. Map is too confusing.

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

Tell us why

I couldn't find the areas. Map is too confusing.

Infrastructure constraints

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Tell us why

Other qualifying matters

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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Government's new housing rules: What it means for Auckland

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Your details

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

Name: Richard Leggat

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The distance criteria is too simplistic and doesn't seem to account for a suburb's character or any special features. Eg allowing 5-6 stories in Parnell would potentially destroy the suburbs character and see many 'almost historic' buildings replaced by apartment buildings.

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

Tell us why

As above I don't agree with a purely distance based criteria. The current unitary plan will provide enough density to meet Auckland's needs.

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

Tell us why

I agree with greater density around rapid transit centres but think the unitary plan provides this.

Intensification around town and local centres

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

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

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

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

Tell us why

400m is close enough to have a blanket distance based zone.

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

Tell us why

Auckland's small town centres do not need this level of density currently.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

There seem to be only very limited character areas which I think is very bad for Auckland's long term as an interesting and enjoyable city. More areas - parts of St Mary's Bay and Parnell should be protected from higher rise development.

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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#2904

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

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Your details

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

Name: Stephanie Markson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Too far for some older people, families with toddlers, compromised mobility

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

Tell us why

Stiil too far for people with mobility issues

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

Tell us why

Same reasons as slready stated plus too far for carrying shopping for young families and elderly

Intensification around town and local centres

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

Don't support unless there is very accessible Green areas play facilities community infrastructure

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

Green areas local parks just as important as 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.

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

The city has to have a SOUL

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 city will need to have special characters to reflect the history

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Future proofing

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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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#2908

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

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Your details

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

Name: Bruce Fyfe

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

You are destroying beautiful homes

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

Keep Auckland as it is

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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- Local Public Views Overlay

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- 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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#2925

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

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Your details

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

Name: Nick Hanson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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- 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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#2928

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

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Your details

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

Name: Michelle Wang

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#2937

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

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Your details

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

Name: John Goodman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

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

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#2951

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

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Your details

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

Name: Renee Leightley

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

A: Either the 1200m or the 'edge' of the city centre (or both) is not correct. If 1200m is to be applied, it must be 1200m to the CBD, or the centre of the city, not 1200m to towing company on the outskirts of town, which itself is a further 20 minute walk from Britomart and 25 minute walk to the Art Gallery. You have identified areas of Parnell that are deemed to be 'walkable' to the 'city centre' that are not. Walking to the CBD from most of the areas identified takes 35-40 mins downhill and more on the return. It is widely considered that houses to the east of Gladstone Road and the small dead-end streets off it are NOT walkable to the city. The fact that the draft maps have presented them as such indicates this was a desktop exercise with no one from Parnell involved. All sections to the East of Gladstone Road, including St Stephens Ave, Glanville Tce, Awatea Rd, Rota Place, Bridgewater Rd etc. should be reclassified as 'Two Storey Single Dwelling' or 'Residential - Mixed Housing Urban' zone. These areas are not readily walkable to the city and inclusion of these areas as being within the city's walkable catchment to justify intensification beyond the recently approved Unitary Plan is an inappropriate interpretation of the Government mandate. B: Applying a mathematical formula, without regard to geographical boundaries, the current make-up of the community, suburb boundaries / demarcations is not an appropriate approach. This mathematical and theoretical approach has resulted in perverse outcomes where blocks are split in half, and single house zones are directly adjacent to and peppered within 6+ storey zones. A more appropriate demarcation would be the valley between St Georges Bay Rd, and Gladstone Road (i.e. Alberon Reserve). This would take into account both internal suburb divisions, and geographical boundaries (with the former driven by the latter in a more natural way than is proposed by this draft plan). It also better reflects the demarcation between the parts of Parnell that are and are not walkable to the city. Zoning in the area to East of this boundary should not exceed Residential - Mixed Housing Urban Zone. The Alberon Reserve valley is a more appropriate boundary than the proposed option which arbitrarily cuts through the middle of a small section of a suburb, leaving small pockets of isolated houses amongst 6+ storey apartment buildings. It is hard to believe that even the strongest advocates for intensification would advocate for planning such as is proposed. C: The proposed zoning map is inconsistent with the stated intention of the draft plans. The stated intention of the draft plans is to create a 15 minute walking boundary to the edge of the city centre. The calculations do not appear to have taken into account the topography, which means walking from the city centre edge takes longer than 15 minutes. Many of the homes identified as 'walkable' could not walk home from a single shop within 15 minutes. Interpreting these sections as 'walkable' to the 'city' does not meet the criteria intended (even before addressing issues with citing the 'edge' of the city centre as somehow being relative to the destination of the city). 'Applying such a rigid rule as 1200m across the board is not appropriate:

- Central Auckland is surrounded by hills so 1200m takes longer than 15 minutes to walk in many instances

- the outer boundary of the city centre is not an appropriate measure, it should be from the CBD or from areas that are obviously 'city centre' in their nature. The boundary of the city centre as currently defined includes areas that are very suburban in nature

- 1200m to the edge of the boundAary is further than most people are likely to walk, particularly given most people are destined for the CBD area of the city centre, rather than just the edge of the 'city centre' boundary

In any event, given the importance of the zoning change, other factors such as the existing residential nature of areas should be taken into account rather than a blunt blanket rule.

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

See above. A: The distance should be to the middle of the town centre B: Whilst a distance can be used as a starting point, the social boundaries around and within suburbs, as well as the geographical boundaries that exist, should be taken into account when setting 'walkable' boundaries. 'Applying such a rigid rule as 1200m across the board is not appropriate:

- Central Auckland is surrounded by hills so 1200m takes longer than 15 minutes to walk in many instances

- the outer boundary of the city centre is not an appropriate measure, it should be from the CBD or from areas that are obviously 'city centre' in their nature. The boundary of the city centre as currently defined includes areas that are very suburban in nature

- 1200m to the edge of the boundary is further than most people are likely to walk, particularly given most people are destined for the CBD area of the city centre, rather than just the edge of the 'city centre' boundary

In any event, given the importance of the zoning change, other factors such as the existing residential nature of areas should be taken into account rather than a blunt blanket rule.

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

Tell us why

800m is a long distance to be deemed close enough to a train station to increase intensity from 3 storeys to 5+ storeys. It should be much tighter than this. I am more supportive of this measure because it is 800m from destination (the train station), rather the edge of a centre (which could be a road, with no shops near it)

Intensification around town and local centres

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

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

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

Tell us why

I am familiar with Parnell Town centre and find it hard to consider it a 'large' town centre given it is dominated by low rise historic buildings. 400m should be reduced to only those sections in direct proximity. Bear in mind that almost the whole of Auckland will be zoned for 3 stories. Given this we do not need overreach in the application of large Apartment zoning to stimulate our required intensification. Whilst i agree with the need for intensification around town centres with high accessibility, it is also important to retain the character and residential nature of these areas.

Considerable intensification can be achieved with Residential Mixed Housing Urban Zone, whilst retaining a residential nature of an area. The most high density residential zoning should be reserved for areas very very close to town centres and train stations, and on primary arterial routes only.

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

Tell us why

200m should be reduced to only those sections in direct proximity. Bear in mind that almost the whole of Auckland will be zoned for 3 stories. Given this we do not need overreach in the application of large Apartment zoning to stimulate our required intensification. Considerable intensification can be achieved with Residential Mixed Housing Urban Zone, whilst retaining a residential nature of an area. The most high density residential zoning should be reserved for areas directly proximate to town centres and train stations, and on primary arterial routes only.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

Whilst other parts of NZ may be struggling with intensification, Auckland has been through a robust Unitary Plan process, during which the extent of these qualifying matters was fiercely debated to arrive at a place where we have meaningful and sensible intensification, without destroying our special character areas. The unitary plan went through a robust process to agree which areas are to be classified as special character and for which additional controls were put in place. There is no compelling reason why the purpose behind those overlays should not continue to apply.

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 unitary plan went through a robust process to agree which areas are to be classified as special character and for which additional controls were put in place. There is no compelling reason why the purpose behind those overlays should not continue to apply.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Special character and site-line overlays are more important. If the council needs to invest in infrastructure to develop an area then it should. It is the councils job to ensure there is adequate networks infrastructure in place. It is a better outcome for the council to invest more money in areas where intensification is appropriate than it is to put intensification where it is not appropriate.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

All of the above overlays are extremely important. I understand that we need intensification and greater supply of housing, but this does not need to be at all costs. The 3 storey height limit across the vast majority of the city creates and abundance of opportunity to increase housing supply.

Important privacy information

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#2977

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

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Your details

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

Name: Angela Cottrell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

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

Tell us why

I think the distance depends of the suburb that you are considering... obviously not at all in a character suburb

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

Tell us why

1200, 800, 400 it all depends on the area that is being effected.

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

Tell us why

once again if a new subrub absolutely put apts in but lets not go tearing up our suburbs to do this.

Intensification around town and local centres

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

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

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

Tell us why

Plan for apt blocks in new subdivions... not in old character suburbs, lets not loose our character suburbs to high rise..

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

No.... who are we building these houses for???? This city is big enough.... stop the people coming in... how big is the country????

Qualifying matters

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

Tell us why

Absolutely absurd.... Have you looked at other countries and seen the character of their homes.. let leave homes and areas of character alone..... there has been far far too much intensification already...

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

Tell us why

Leave our city alone..... our communities with character... in shopping villages.... leave them for history please...

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

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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

Auckland often does not have enough water, problems with sewerage.... why add to it all....

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#2995

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

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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 Realish

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

The proposed special character areas outlined by the Auckland Council is tantamount to gerrymandering, by using it's own rules and logic to effectively work around the government legislation to protect ageing, broken down villas which do not hold any heritage significance. It is time for this Council to recognise the need to move on from these outdated protections and allow this city to grow as it should have many years ago.

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 proposed special character areas outlined by the Auckland Council is tantamount to gerrymandering, by using it's own rules and logic to effectively work around the government legislation to protect ageing, broken down villas which do not hold any heritage significance. It is time for this Council to recognise the need to move on from these outdated protections and allow this city to grow as it should have many years ago.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

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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#3058

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

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Your details

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

Name: Laura Gerber

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think that this idea has not been carefully thought through. These are heritage homes and the space should be preserved.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

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

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#3067

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

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Your details

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

Name: Thomas Howard

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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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?** 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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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#3073

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

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Your details

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

Name: Mark Forman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It makes complete sense to have more intensification closer to these areas

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

Tell us why

It makes complete sense to have more intensification closer to these areas

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

Tell us why

It makes complete sense to have more intensification closer to these areas

Intensification around town and local centres

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

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

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

Tell us why

It makes complete sense to have more intensification closer to these areas

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

Tell us why

Qualifying matters

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

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

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

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

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

Tell us why

This is absolutely critical to protecting the cultural fabric of Auckland, and anyone who objects has not travelled through other countries where history and character is celebrated - as opposed to be torn down and replaced with ugly and cheap multi story housing that suits no one apart from developers looking to make a short term gain.

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

Tell us why

There are clearly far more areas that should be covered

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#3099

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

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Your details

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

Name: David Gaimster

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Auckland already has enough capacity for higher density housing within a walkable catchment.

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

Tell us why

Auckland already has enough capacity for higher density housing within a walkable catchment of these centres.

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

Tell us why

Auckland already has enough capacity for higher density housing within a walkable catchment of these rapid transit stops.

Intensification around town and local centres

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

Tell us why

Auckland already has enough capacity for higher density housing within a walkable catchment of these centres.

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

Tell us why

Auckland already has the capacity for more housing within a walkable catchment of these centres.

Qualifying matters

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

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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

Auckland's historic old wooden housing areas are a significant part of the city's identity and character. Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. They are an important part of our heritage

These are currently protected in the Auckland Unitary Plan (AUP) as Special Character Areas.

Schedule 15.1.1 in the plan contains a detailed analysis of these areas and their qualities.

It says that the Special Character Overlay "seeks to retain and manage the character of traditional town centres and residential neighbourhoods by enhancing existing traditional buildings, retaining

intact groups of character buildings, and designing compatible new building infill and additions."

These Special Character areas have been protected from demolition for many years and there is now an accepted community expectation that they deserve protection and that they will be kept.

Unless they are made a qualifying matter in the Proposed Plan Change, these Special Character Areas will be destroyed. If three storey developments are allowed everywhere these old villas, cottages and bungalows will be either demolished or squeezed between monolithic concrete and glass housing blocks. These areas are about scale and cohesiveness, and to have them interrupted by brutal, over-scale developments will be the death knell of the historic fabric of the city.

There is no need to destroy Auckland's Special Character Areas to provide more housing. As the capacity analysis recently carried out by Auckland Council shows, the AUP already provides for sufficient capacity for at least 30 years housing development. Auckland Council's figures show there is enough existing development capacity under the AUP for up to 900,000 more dwellings in Auckland now.

The Special Character Areas only cover 3.6% of land zoned residential in the AUP. That leaves plenty of other land available for intensification, in places where the AUP has determined are appropriate for more intensive development.

In addition, the AUP is already achieving intensified housing in Auckland. It eased height and density requirements and resource consent numbers in Auckland are at record levels. 66% are for high-density homes, in appropriate locations which are identified in the AUP.

It is simply not enough to protect only individual heritage houses and buildings through the Heritage Schedule. Most houses in SCAs are not on this schedule yet collectively they represent Auckland's growth as a city and contribute enormously to its unique identity.

Once lost, these areas will be gone forever. The Proposed Plan Change should ensure the continued protection of all of our Special Character Areas by including them as qualifying matters to which the intensification provisions of the Plan Change will not apply.

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

Auckland's historic old wooden housing areas are a significant part of the city's identity and character. Auckland has one of the best preserved collections of Victorian and Edwardian wooden

houses in the world. They are an important part of our heritage

These are currently protected in the Auckland Unitary Plan (AUP) as Special Character Areas.

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intensification provisions of the Plan Change will not apply.

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

Tell us why

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growth as a city and contribute enormously to its unique identity.

Once lost, these areas will be gone forever. The Proposed Plan Change should ensure the continued protection of all of our Special Character Areas by including them as qualifying matters to which the

intensification provisions of the Plan Change will not apply.

Infrastructure constraints

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

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

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

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

Unless infrastructure constraints are recognised as Qualifying Matters, the government's Medium Density Residential Standards, allowing three homes up to three storeys on most residential sites across Auckland - without resource consent, will compromise planned and efficient infrastructure upgrading and investment.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

I support all these additional qualifying matters.

Important privacy information

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#3107

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

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

Your details

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

Name: C Young

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

I think it is important around transport areas as that will assist people moving around our city.

I do not understand though in streets like Findlay Street Ellerslie, Particularly number 8 to the corner of Ramsgate St why there is not higher density planned. This stretch includes an Auckland Council owned hall which is a notified health and safety risk, is opposite already constructed 3 storey housing and is within close proximity of the train station and bus routes. It is not consistent with the current construction which even in the commercial part of the main Ellerslie street is up to 3 storey's. It should be Residential - Terrace Housing and Apartment Building Zone.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 not understand though in streets like Findlay Street Ellerslie, Particularly number 8 to the corner of Ramsgate St why there is not higher density planned. This stretch includes an Auckland Council owned hall which is a notified health and safety risk, is opposite already constructed 3 storey housing and is within close proximity of the train station and bus routes. It is not consistent with the current construction which even in the commercial part of the main Ellerslie street is up to 3 storey's. It should be Residential - Terrace Housing and Apartment Building Zone.

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

Tell us why

I do not understand though in streets like Findlay Street Ellerslie, Particularly number 8 to the corner of Ramsgate St why there is not higher density planned. This stretch includes an Auckland Council owned hall which is a notified health and safety risk, is opposite already constructed 3 storey housing and is within close proximity of the train station and bus routes. It is not consistent with the current construction which even in the commercial part of the main Ellerslie street is up to 3 storey's. It should be Residential - Terrace Housing and Apartment Building Zone.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Tell us why

As an example - I do not understand though in streets like Findlay Street Ellerslie, Particularly number 8 to the corner of Ramsgate St why there is not higher density planned. This stretch includes an Auckland Council owned hall which is a notified health and safety risk, is opposite already constructed 3 storey housing and is within close proximity of the train station and bus routes. It is not consistent with the current construction which even in the commercial part of the main Ellerslie street is up to 3 storey's. It should be Residential - Terrace Housing and Apartment Building Zone to be entirely consistent.

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

As an example - I do not understand though in streets like Findlay Street Ellerslie, Particularly number 8 to the corner of Ramsgate St why there is not higher density planned. This stretch includes an Auckland Council owned hall which is a notified health and safety risk, is opposite already constructed 3 storey housing and is within close proximity of the train station and bus routes. It is not consistent with the current construction which even in the commercial part of the main Ellerslie street is up to 3 storey's. It should be Residential - Terrace Housing and Apartment Building Zone to be entirely consistent.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Lack of investment by government or council should not be a reason to stop people from being able to live in a residential property or stop the development.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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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.

#3112

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

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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 Lunjevich

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

How many people do you know that will walk more than 1km in driving rain in the winter to go to the shops or work, and how many will carry shopping bags and groceries back to their house in such weather that sort of distance?

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

Tell us why

How many people do you know that will walk more than 1km in driving rain in the winter to go to the shops or work, and how many will carry shopping bags and groceries back to their house in such weather that sort of 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

How many people do you know that will walk more than 1km in driving rain in the winter to catch a train or bus, and sit on the train or bus dripping wet for 30 minutes to get to their destination. The walkable catchment is too large and will not be taken up by residents in the way intended.

Intensification around town and local centres

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

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

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

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

Tell us why

This needs to be appropriately and properly master planned before an arbitrary distance of 400 meters is approved. Please see attached submission document that has further information and submissions. Lack of utility infrastructure capacity in already established areas. Discussed in section The impact of Climate Change and other environmental factors. Discussed in section. Lack of, or incorrectly located, public services such as schooling, hospitals, doctors etc. Lack of parking and/or other public amenities to cater for peak population demand. Protection of natural heritage and natural character to ensure that what is uniquely New Zealand and Auckland is not lost due to uncontrolled intensification. Last, but certainly not least, the NPI 2020 requires councils to broadly ensure there is variety and choice for housing and that such choice is varied enough to meet demand. The current drive to intensify great wide areas of Auckland ignores these requirements and places too much importance on more housing versus more choice.

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

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Qualifying matters

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

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

Every City around the World has heritage sites and it is important that the natural and special character of certain areas is preserved for future generations to appreciate. In addition, the NPI 2020 requires councils to offer a range of options for people to live in and enjoy. The current political drive to intensify right across Auckland ignores the fact that some people don't want to live in their neighbours pockets, and they want to live in special character areas, or less intensified areas and this new plan severely and unjustifiably limits those areas and choices.

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 Maps and the key are misleading. For example, the Group J Special Character overlay is listed in the key in the viewer as a "Qualifying Matter". However, the text of this question above suggests those in red are not Qualifying Matters. All of the Red areas should be qualifying matters and there are more areas that should similarly be classified as qualifying matters - especially those in view shafts, ridge lines = for example those visible on ridge lines around Orakei Basin. There should not be medium rise buildings going up along those ridgelines and the natural space and character of those areas should be preserved.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

I think this is essential and justified.

Please see attached file with detailed social and legal justification arguments on this issue.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Yes, please see supporting file

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The Government's ability to come to correct conclusions about where and when to allow intensification is limited due to the basic premise that it is impossible for them to have all of the required local knowledge to regulate all things centrally, especially when that comes to something so fundamental as the use and enjoyment of property and local area master planning.

The central Government seems to have acknowledged this and tasks the council who has the knowledge and expertise required to manage the inevitable issues that will arise, and therefore it is up to the council and it has a duty to mitigate and manage the current proposed intensification regime to ensure that open slather, wide geographic intensification is not instantly made lawful. Therefore, the council needs to ensure vis-à-vis central Government that all issues are appropriately identified and addressed before such wide ranging intensification is authorized in the relevant area through the Intensification Planning Instrument ("**IPI**"). The issues that will be inevitably experienced are many and varied and include:

(1) Lack of utility infrastructure capacity in already established areas. Discussed in section (1) below;

(2) The impact of Climate Change and other environmental factors. Discussed in section (2) below;

(3) Lack of, or incorrectly located, public services such as schooling, hospitals, doctors etc, discussed in section (3) below;

(4) Lack of parking and/or other public amenities to cater for peak population demand which is discussed in section (4) below;

(5) Protection of natural heritage and natural character to ensure that what is uniquely New Zealand and Auckland is not lost due to uncontrolled intensification discussed at section (5) below; and

(6) Last, but certainly not least, the NPI 2020 requires councils to broadly ensure there is variety and choice for housing and that such choice is varied enough to meet demand. The current drive to intensify great wide areas of Auckland ignores these requirements and places too much importance on more housing versus more choice. I explore this in more detail in section (6) below.

I believe that the tight timeframes associated with the wide reaching changes associated with a sea change in intensification in the Auckland area will compound the problems listed above, and could lead to impaired mental and physical well-being for the residents of Auckland as well as climate and environmental catastrophes. More time is needed to appropriately investigate all of the issues and to master plan the intensification to ensure not only increased building numbers, but also that the entire lifecycle of the intensification is well managed both during construction and also use and enjoyment thereafter, and that the needs of existing residents are also considered.

It is not of such paramount importance that political desires for more affordable housing should be achieved at the expense of the welfare and safety of people and property. I submit that the safety and well-being of the people and property (both public and private) is of equal or greater importance than the affordable housing objectives. The National Policy Statement on Urban Development 2020 ("**NPI 2020**") itself describes as its very first objective is to ensure New Zealand "*has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*"

If the above issues are not appropriately investigated and addressed before authorizing intensification of the scale desired by politicians then the entire process could be an abject failure leading to wide

geographically located issues that are difficult to contain or mitigate. I have discussed each of the issues in more detail below:

(1) Current Utility Capacity

In respect of this first issue I have separated out the social and civil justification for my submission in respect of the issue from the legal justification so there is a clear understanding of my views on the matter from both aspects.

1 (a) The Social and Civil Justification

It is critical that the ability of current utility infrastructure to meet peak demand is investigated to ensure there is sufficient availability to meet peak demands in the proposed areas of intensification. I note that the policy statement of central Government is broadly that all property owners are given wide rights to intensify, however, such broad brush recommendations do not take into account the specific peculiarities of the infrastructure or topography of the relevant areas such properties are located.

In many areas utilities such as power, water, sewage, gas etc will be subject to existing limits on capacity and a failure to investigate and address such limitations by locality could mean that current infrastructure is grossly inadequate in some areas or that excess capacity is available in other areas where intensification is not in demand.

Given the wide ranging intensification desired by Central Government one has to assume that ultimately we need to plan for peak demand at peak intensification across the entire area where intensification is authorized. Where available flow rates of water for example in specific local areas are inadequate to meet a fully intensified peak demand in cubic liters per hour then this will likely lead to water outages at peak times, weak flow, intermittent or chronic water shortages, or limits on use as has already been problematic during the last several summers in Auckland.

The majority of the utilities in already mature areas will be underground and therefore upgrading this infrastructure will require significant investment and disruption of the local areas concerned as this will likely require large scale excavation. The disruption caused will have economic and well-being consequences for the people and business of Auckland and uncontrolled, open slather intensification will compound already difficult times for the populace and the businesses in those areas, especially where this is not appropriately forecast or managed. Simple things such as traffic management will be difficult to forecast because there is such a wide area of intensification proposed and therefore how will council plan which areas need infrastructure capacity upgrades and how can these be best achieved as economically efficiently as possible. There will be vast numbers of pockets of activity across a very wide geographical area which will make planning and management of that activity extremely difficult.

The wider detrimental effects on wellbeing and enjoyment of areas across Auckland should not be underestimated especially where effective management of construction activity and infrastructure upgrades is difficult to proactively predict. In addition. the shear volume of potential sites across Auckland that are subject to intensification means that inevitable shortages of labour and safety management means both public and worker safety are likely to be negatively affected.

1(b) Potential Legal Justification

The scope for the public to legally challenge the plan is very limited and thus we must rely on our council to arm itself with the appropriate tools to ensure that it is given enough time to investigate the above issue before authorizing an area to become widely subject to far greater intensification under the IPI than was

already authorised under the previous Unitary Plan. I believe there is far more scope for the council to manage this than they are currently utilizing.

In this regard I note that Section 77I of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("**RMA Amendment**") provides scope for the full implementation of the intensification objectives to be qualified. This section states that Qualifying matters applying to medium density residential standards and policy 3 to relevant residential zones include:

> *"……(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure:*
>
> *(j) any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.……*"

Section 77L provides that:

> *"A matter is not a qualifying matter under section 77I(j) in relation to an area unless the evaluation report referred to in section 32 also—*
>
> *(a) identifies the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and*
>
> *(b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and*
>
> *(c) includes a site-specific analysis that—*
>
> *(i) identifies the site to which the matter relates; and*
>
> *(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and*
>
> *(iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics."*

Section 77I(e) is limited in application to nationally significant infrastructure, and this includes the power grid, gas and main highways, all of which would come under pressure as intensification comes online across all the areas proposed. Whilst infrastructure such as water is excluded from the definition of "nationally significant infrastructure" I do not believe the intention is for any essential services such as water to be excluded entirely from a council's thinking in respect of qualifying matters.

Section 77I(j) is a catch all qualification that refers to any "*other matter*" in "*an area*" that makes intense development inappropriate. This wording suggests a local area could be inappropriate rather than just a specific site, whereas section 77L (which must be satisfied in order to come under this qualification) refers to a specific site analysis of a specific characteristic being required. There is no definition of a "*specific characteristic*" which is quite significant in that it therefore means it can be any "characteristic" which includes any "other matter" considered by the council since these are the words used in section 77I of the RMA Amendment.

This therefore, in my view, means the matter could be a lack of any infrastructure capacity servicing a local area, and the analysis that is used to justify this could be the same for each site in that local area

thereby removing the need to have a separate report commissioned for each site as seems to be the inference from the wording of Section 77L.

One could assume that the infrastructure requirements to service the previous unitary plan ought to be able to meet the specific needs of the sites in that area if they took advantage of the intensification authorized under the previous plan. Further intensification beyond that already authorized requires proper analysis and planning of the infrastructure peak demands before authorising intensification because to not do so would be a breach of the council's duty to the public and would also go against the driving force of the NPI 2020 itself which is stated in its very first objective as:

> **"*Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future."***

Experiencing the types of issues discussed above would not contribute to the social, economic or cultural wellbeing or health or safety of the public or the communities in Auckland and therefore these must be addressed before the IPI authorises wide scale intensification beyond that already planned and allowed for under the old Unitary Plan.

(2) Climate Change and other environmental factors

Our understanding of the impacts of climate change and other environmental issues is still not adequately advanced and are subject to change which can be quite drastic. I cite the differences in opinion between March 2022 and April 2022 on how long councils had to prepare for climate change. In March 2022 we were all operating on the assumption that councils had 50 years to address 30cm of sea level rise due to climate change, whereas in matter of a few weeks this has suddenly become as short as a possibly 10 years based on the well published work on the SeaRise project.

Clearly the above, if true, has wide ranging implications for all coastal areas and intensification in those coastal areas is ill advised until the matters proclaimed in the report are appropriately stress tested and resolved one way or the other. Therefore, the existence of this report would in many instances give rise to reasonable justification that a "matter" within the meaning of section 77I(j) exists in relation to coastal areas where it has been identified that they are sinking and therefore coastal inundation could be far quicker than originally expected.

There are also valid reasons for pause based on the report to ensure that all economically viable alternatives for mitigation strategies are considered. Clearly climate change is a global issue and therefore making meaningful change needs to be a global effort and the buy-in of world powers such as China, America and India. The efforts New Zealand can make on its own in reducing emissions is not going to make much (if any) difference to our sea-level rises, and therefore we have to assume the sea level rises forecast are inevitable given the current global commitment levels to reducing CO2 emissions. On the basis of this assumption, it is therefore doubly important that all available mitigation strategies are considered and carefully planned before we go off on an intensification push in the Auckland metropolitan area.

One key mitigation strategy utilized overseas is soakage zones, parks and green or wetland areas, where they have been used to soak up excess water runoff before it impacts infrastructure, inundates low lying areas or drains into the sea. I note that significant work has been done on soakage strategies and I refer to the report published at https://content.aucklanddesignmanual.co.nz/regulations/technical-guidance/Documents/GD07%20Soakage%20and%20Groundwater%20Recharge%20Guide.pdf However, this report and work was done to align with the requirements of the Auckland Unitary Plan (Auckland Council, 2018) which is vastly different to the current proposal. Obviously increased hard

surface coverage due to intensification is going to create more intense run off and therefore natural soakage areas within individual properties being intensified is going to be greatly reduced and therefore there will be increased demand on the run-off and public soakage areas. For example, and by just a couple of centrally located examples, the viability of soakage areas around the Orakei basin, Shore Road, Remuera golf course and other central areas needs to carefully managed so they remain viable and do not contribute to significant run of into the sea.

I note that Objective 8 of the NPI 2020 states:

> *"**Objective 8:** New Zealand's urban environments:*
>
> *a. support reductions in greenhouse gas emissions; and*
> *b. are resilient to the current and future effects of climate change."*

It is surprising that the RMA Amendment does not require the council in setting its IPI to give consideration to climate change or the environment as it only appears to require compliance with Policy 3 and 5, neither of which give specific consideration to these issues. However, again I do not believe that parliament intended that climate change be ignored when setting its IPI under the RMA Amendment.

Therefore, once again it appears that the council must use the narrow requirements of "qualifying matters" to enable due consideration of such issues under section 77I(i) of the RMA Amendment which is disappointing and suggests the legislation was hurried through without due consideration of all the issues, which is concerning when its impact will be felt for generations to come.

(3) Lack of, or incorrectly located, public services

The RMA Amendment requires councils to only consider Policy 3 and Policy 5 of the NPI 2020. However, this is essentially the horse before the cart, because no sooner will we authorize all of this intensification and then we will quite quickly be unable to service the basis needs of the number of residents located in certain areas. For example, Auckland Grammar is already bulging at the seams and if we suddenly increase the population capacity within the catchment area then we will either need to redefine the catchment area (which will be arbitrary for residents suddenly outside the catachment) or we will need to build more schools within the catchment. There is limited capacity from Auckland Grammar to expand on site and there is also limited land available for new public schools. The same issues also arise in relation to hospitals, road networks, doctors and other amenities in already established and mature areas.

The same legal justifications for such matters to be Qualifying Matters applies as discussed above under section 1, and the council needs to push back on central Government to ensure Auckland is not plunged into a real life living nightmare where unmanaged population explosions in certain areas could overrun public services available in that area.

(4) Lack of parking and/or other public amenities

Parking is the next challenge for Auckland as far as I am concerned. The requirements now for councils to allow large scale intensification without off street parking whilst at the same time embarking on a policy to remove curb side parking across large areas of Auckland risks failing to understand natural human nature and also what is required for normal use and enjoyment of a neighbourhood.

If houses within what will be quite large areas have no off-street parking, and no (or limited) curb side parking then where will residents park their cars? They will need cars for decades longer because we all need to eat so do need to shop and have a method of getting those groceries back to the house. In addition, where will trade and delivery vehicles park?

At least 50% of the cars parked during daytime in my area are trade vehicles and tradies have heavy tools and equipment so cannot park too far away from the house they are working on. These parking policies will severely limit options for development as well as home maintenance and repair and it is likely to increase trade costs significantly which will only increase building and maintenance and repair costs. Tradies will have to live further out of Auckland where they can park their cars and they will simple need to increase their charge out rates to cover the increase travel costs and this will also increase emissions so will be counter productive.

I support the removal of some curbside parking in limited areas but this must be coupled with a requirement for all new builds to provide for at least 1 park per unit on that site. To do otherwise will make our cities far less enjoyable to live in.

In city center areas with large scale high-rise living and undercover access between buildings and basic amenities such as medical, food etc, it would be livable without car-parks, but in suburban Auckland it is simply not possible to get around conveniently (for most people) without the use of a vehicle.

(5) Protection of natural heritage, character and also ensure we offer more choice

Every City around the World has heritage sites that preserve the historic nature of those cities and ensure that different generations get to see the emergence and pathway of those areas becoming cities. It is vitally important that the few areas around Auckland that currently exist under the exiting Unitary Plans are preserved.

The current drive to produce more affordable homes in wider areas is definitely a noble cause and one I support, however, I do not believe that a singular focus of fast tracking this is reasonable justification to override the equal importance of our history as a city and its development and change over the past 150 years. There are clearly areas that have historically been recognized as such and were protected, however, these seem to have (purely due to the RMA Amendment) been simply and instantaneously overridden and thus would potentially be lost to future generations simply due to the current political desire for more affordable housing. I submit that there is already enough areas outside those protected on the current Unitary Plans to justifiably and reasonably meet demand for housing in Auckland in the short, medium and long term.

It is vitally important that the natural and special character of certain areas are preserved for future generations to appreciate. In addition, the NPI 2020 requires councils to offer a range of options for people to live in and enjoy. The current political drive to intensify right across Auckland ignores the fact that some people don't want to live in their neighbours pockets. There are many people who want to live in special character areas, or in less intensified areas and this new plan severely and unjustifiably limits those areas and choices.

(6) Duty to provide choice

I believe there is misunderstanding on the intention of the RMA Amendment from council and planners. It appears that councils have assumed they must allow all sites to be intensified and this must be allowed except in very limited circumstances. It is true that, at first review, this is what the RMA Amendment appears to be stating, and the media coverage of the policy has certainly been aimed at reporting this as the intention.

However, I submit to the council that this not actually what Policy 3 which must be addressed in the new IPI is saying. I have reproduced Policy 3 below with emphasis added:

> ***Policy 3:*** *In relation to tier 1 urban environments, regional policy statements and district plans enable:*
>
> *a. in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and*
>
> *b. in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and*
>
> *c. building heights of least 6 storeys within at least a walkable catchment of the following:*
>
> *i. existing and planned rapid transit stops*
>
> *ii. the edge of city centre zones*
>
> *iii. the edge of metropolitan centre zones; and*
>
> *d. in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate*
> *with the greater of:*
>
> *i. the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
>
> *ii. relative demand for housing and business use in that location.*

The only area where it appears that there is an emphasis on intensification as much as possible is in the city center zones. As regards "*all other areas*" this is not required and rather there is a requirement to ensure density and heights that meet the "***relative demand for housing and business use in that location***".

There has been far too little focus on the meaning of the word "demand" here and it seems the emphasis on intensification has been taken to the extreme. Demand by its nature means there will be varying requirements and types of housing to meet the wider demands of the populace. The NPI 2020 (from which Policy 3 is taken) clearly states there are additional requirements to ensure there are a variety of type, price and location of different households and that we must ensure there is adequate consideration of different well-being requirements from a variety of angles.

I reproduce for you an except from Policy 1 of the NPI 2020 which states [emphasis added]:

> **Policy 1:** Planning decisions contribute to well-functioning urban environments, which are urban environments that,
> as a minimum:
> a. have or enable a variety of homes that:
> i. meet the needs, in terms of type, price, and location, of different households;

I submit to you that the above means that the council must ensure there are a variety of different homes available to meet a variety of needs and demands. It is this requirement that is incorporated into Policy 3 and hence into the RMA Amendment because this is what they intended when they said that "demand" has to be met. This does not, as the council seems to think, mean that the only demand that needs to be catered for is volume. This is not what Policy 3 is stating. Rather, Policy 3 means that there must be a variety of different housing and different areas that meets a variety of needs.

I agree that it seems, at first view, that the central Government thinks that one size should fit all and that the only consideration is the volume of housing to be made available across all areas. However, once you analyse the words, their meanings and you take them in context, this is not what it is saying. The context of Policy 3 must be taken from the NPI 2020 from which is where it was originally stated. The except from Policy 1, as stated above, does not limit demand considerations to volume, and is rather about type, location and price. Type here includes single house zones, special character zones and less intensified areas.

The current proposals seem to largely ignore these issues, severely limit choices and/or seem to be saying that people who want such things need to leave Auckland to get them.

My submission here is that the council, in setting the IPI and intensification rights, has a duty to consider all of the above aspects and should not be focused solely on increasing the volume of housing across the entire geographical area of Auckland.

#3117

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

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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 Joseph

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Walkable distance should be around 800metres, depending on topography.

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

Tell us why

A walkable distance of about 800 metres, with some allowance for topography, is about right .

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

Tell us why

I couldn't find a definition of "rapid transit stops", except for busways and rail stations. I support the 800metres distance for these (and ferry terminals). But I oppose this distance for ordinary bus stops, not associated with busways.

Intensification around town and local centres

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

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

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

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

Tell us why

I do not support this. The limit of 3 stories is appropriate for the areas surrounding Town centres, regardless of their size.

5. **What do you think of our proposal to apply the Terrace 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 this. A limit of 3 stories is appropriate for the areas surrounding Town centres and local centres, regardless of their size.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I support this, but identification will need to be done carefully and rationally - if there is reasonable doubt, the qualification should not apply.

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

Tell us why

I had difficulty identifying the blue and red areas from the maps. There are definitely existing "special character" areas which shouldn't be, especially in the Eastern Bays (Orakei, Mission Bay, Kohimarama, etc).

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

Tell us why

Couldn't identify them from the information provided

Infrastructure constraints

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

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

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

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

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

Tell us why

The cost of providing more water or managing stormwater and / or wastewater can outweight the benefits of providing higher density housing. I agree also re transport - and don't forget ground conditions, where the cost of piling, etc can add significantly to building costs.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Volcanic Cone (Maunga) viewshafts are part of what defines Auckland and must be protected at all costs

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.

#3120

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

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Your details

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

Name: John Compton

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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

Tell us why

It makes good sense.

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

Tell us why

It makes good sense.

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

Tell us why

It makes good sense.

Intensification around town and local centres

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

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

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

Tell us why

It makes good sense. I particularly support the THAB rezoning proposed to the North of the Newmarket Metropolitan Centre including Ayr Street.

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

It makes good sense.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I think the present distinction made between special character overlays which are qualifying matters (the blue dots notation on the planning maps in the draft change) and the special character overlays which are not qualifying matters (the red dots notation on the planning maps

in the draft change) strikes an appropriate balance in terms of protecting the special character of Auckland.

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

Tell us why

I think the present distinction made between special character overlays which are qualifying matters (the blue dots notation on the planning maps in the draft change) and the special character overlays which are not qualifying matters (the red dots notation on the planning maps in the draft change) strikes an appropriate balance in terms of protecting the special character of Auckland.

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

Tell us why

Not of interest to me.

Infrastructure constraints

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

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

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

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

Development Contributions and increased rate take should enable infrastructure upgrades to suit the new patterns for growth, along with Government's recent injection of funding. The growth is needed now, so using infrastructure as a basis for delaying growth is not appropriate.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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 oppose the Ridgeline Protection Overlay, The Local Public Views overlay and the character buildings in the City Centre zone and Queen Street Valley Precinct (Only Scheduled Buildings should be qualifying matters, not arbitrarily chosen character buildings).I support the present extent of the Auckland War Memorial Museum Viewshaft and Sunlight protection to public places being qualifying matters based on their current extent.

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.

#3121

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: A A

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The city isn't prepared for a population growth without adverse effects on the quality of living.

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

Tell us why

The city isn't prepared for a population growth without adverse effects on the quality of living.

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

Tell us why

The city isn't prepared for a population growth without adverse effects on the quality of living.

Intensification around town and local centres

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

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

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

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

Tell us why

Do not support.

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

Do not support.

Qualifying matters

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

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

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

Special Character Areas

'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

Do not support.

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

Do not support.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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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#3145

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: M Johnston

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

It makes the most of the significant investment in transport infrastructure and services to and from the city centre. This distance will also encompass a walkable catchment for the CRL Karangahape Road Station beyond the edge of the city centre zone.

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

Tell us why

The proposal for a '10-minute walk (around 800 metres) from the edge of the metropolitan centres' that is 'subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways' is so inaccurately applied in the zoning maps that it cannot be supported. A reduced distance should be applied to compensate for this level of inaccuracy in the zoning.

There are significant errors in the mapping with regard to distances, times and consideration of landscape features such as hills which hinder walkability.

By way of example - properties in The Glen (a street that is not near Newmarket) has been included within the walkable catchment zone but is located well beyond 800m from the edge of the Newmarket metropolitan zone. The actual distance of 800m terminates at the junction of Bassett Road and Middleton Road. Properties in The Glen are well beyond the scope of 'around 800m'. Furthermore, access to the edge of the Newmarket zone requires two steep hill climbs from The Glen, totaling approximately 50m in height gain. To illustrate how significant this height gain is, the summit of Ohinerau/Mt Hobson is approximately a 70m climb from Remuera Road. AT Journey Planner incorporates the distance and height gain from The Glen to provide a time estimate of 19 minutes for its calculated 1.1km walk to Newmarket Station which is located on the edge of the metropolitan zone.

An additional concern is the location of the zoning that allows for development of at least six storeys on properties in the northern part of The Glen. There is no logical reason to randomly apply this zoning to the northern part of the street - especially since it is well beyond the 800m. Building of this scale to the north will create significant shadowing on the remainder of housing to the south in this street, sited in a deep valley.

Please review the full extent of the Newmarket metropolitan Walkable Catchment zone and exclude all properties in The Glen from the Walkable Catchment zone. This could be through an accurate application of the 800m distance proposed for the extent of the zone or it could be using a reduced 700m distance to account for the inaccuracy. Please ensure this is done prior to notification to ensure zoning maps are accurate and walkable catchments are realistic.

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

Tell us why

The proposal for a '10-minute walk (around 800 metres) around rapid transit stops' is so inaccurately applied in the zoning maps that it cannot be supported. A reduced distance should be applied to compensate for this level of inaccuracy in the zoning. There are significant errors in the mapping with regard to distances, times and consideration of hills which hinder walkability to rapid transit stops. By way of an example - properties in The Glen (a street that is not near Newmarket) has been included within the walkable catchment zone but is located well beyond 800m to the Newmarket Station entrance. The distance of 800m terminates at the junction of Bassett Road and Middleton Road. The Glen are well beyond the scope of 'around 800m'. Furthermore, access to the Newmarket Station entrance requires two steep hill climbs from The Glen, totaling approximately 50m in height gain. To illustrate how significant this height gain is, the summit of Ohinerau/Mt Hobson is approximately a 70m climb from Remuera Road. AT Journey Planner incorporates the distance and height gain from The Glen to provide a time estimate of 19 minutes for its calculated 1.1km walk to Newmarket Station which is located on the edge of the metropolitan zone.

An additional concern is the location of the zoning that allows for development of at least six storeys on properties in the northern part of The Glen. There is no logical reason to randomly apply this zoning to properties in the northern part of the street - especially since it is well beyond the 800m. Building of this scale to the north will create significant shadowing on the remainder of housing to the south in this street, sited in a deep valley.

Please review the full extent of the Newmarket station walkable catchment and exclude properties in The Glen from the Walkable Catchment zone. This could be through an accurate application of the 800m distance proposed for the extent of the zone or it could be using a reduced 700m distance to account for the inaccuracy. Please ensure this is done prior to notification to ensure zoning maps are accurate and walkable catchments are realistic.

Intensification around town and local centres

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

The heights enabled by THAB are appropriate around small town centres or large local centres with high accessibility

Qualifying matters

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

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

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

Retention of character areas are essential for Auckland's identity and sense of place.

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

Retention of character areas are essential for Auckland's identity and sense of place . More character areas should be included. Conversion of character housing into multiple dwellings should be enabled to achieve more housing through invisible density that retains Auckland's heritage.

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

Retention of character areas are essential for Auckland's identity and sense of place - expand these areas to incorporate more special character areas.

Infrastructure constraints

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

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

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

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

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

Tell us why

Good infrastructure is essential for intensification and areas with insufficient provision should be a qualifying matter.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Support all the qualifying matters proposed above. The Mt Eden viewshafts and other regional viewshafts should also be qualifying matters, Retain those provisions in the City Centre that ensure built form is well designed and of a scale appropriate to retain Auckland's identity, character and sense of place. Most significantly, retain the city centre precincts as these protect the character and function of the waterfront and other sensitive environments.

Important privacy information

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#3147

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

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Your details

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

Name: william chong

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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?** Other

Tell us why

Will there be any changes to Business – Neighbourhood Centre Zones that are next to Residential – Mixed Housing Urban Zone?

The current proposal allows mixed housing urban zones to be built up to 11m tall with 6m high at site boundary + 60° recession plane while business-neighbourhood zones only allow 11m tall with

3m high at site boundary + 45° recession plane. It is ridiculous that a business zone can be smaller than an adjoining residential zone.

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

Tell us why

Will there be any changes to Business – Neighbourhood Centre Zones that are next to Residential – Mixed Housing Urban Zone?

The current proposal allows mixed housing urban zones to be built up to 11m tall with 6m high at site boundary + 60° recession plane while business-neighbourhood zones only allow 11m tall with 3m high at site boundary + 45° recession plane. It is ridiculous that a business zone can be smaller than an adjoining residential zone.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

There should be more areas in Devonport that allows for more development.

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?** 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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#3180

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

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Your details

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

Name: PAUL BRADY

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

I think terraced house should be pushed out further to lower cost land as under current proposals the terraced housing will not be cheap so doesn't work for most people anyway. The real solution is to build cheaper housing out further and establish proper transport links like most big cities.

5. **What do you think of our proposal to apply the Terrace 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 terraced house should be pushed out further to lower cost land as under current proposals the terraced housing will not be cheap so doesn't work for most people anyway. The real solution is to build cheaper housing out further and establish proper transport links like most big cities.

Qualifying matters

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

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

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

Again, why would you change old character areas as the houses you put in there will be expensive and don't serve the purpose of providing houses for workers or young families. The new housing

needs to go in lower cost land areas with transport links. Also, have the planners not realised that the jobs being created, and served by these young workers, are not in the cities or old character areas?? these jobs are in the outskirts of main cities so houses need be closer to these jobs,

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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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#3190

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

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Your details

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

Name: L Bergman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I think doing this will adverseley affect the livability and feel of these areas. After all New Zealand prides itself on its green image (I.e,, lots of green spaces around properties). I believe spanning out to 1200 meters or above will encroach on these green spaces and make our great city feel more like a concrete jungle than a place where kiwis want to live.

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

If I understand the prompt correctly, I support the development (and building of taller apartment blocks) close to the city centre where there is already limited homes with green spaces. I think we should prioritise ensuring our already built up and central areas can accomodate more people/homes than changing suburban areas into concrete jungles.

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

Tell us why

I think it should be closer because again, I do not support transforming our green new zealand into a concrete jungle. I think we need to apply more consideration and nuance into where we develop auckland - rather than applying blanket rules, potentially look at what the area already looks like (is it already built up but not enough) or is it suburban with ample green space?

Intensification around town and local centres

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

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

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

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

Tell us why

This would negatively affect the feel of these small communities - restrict green space - restrict privacy - and promote gentrification.

5. **What do you think of our proposal to apply the Terrace 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 think this distance is more appropriate - will not negatively affect as much.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I fully support this - we should not be disregarding and demolishing our heritage, history and charm in order to put up (frankly ugly and cheap-looking) apartments and townhouses. Franklin Road for instance is a mainstay of Auckland culture with many flocking to see the christmas light displays. There is so much charm in our architecture - so many stories to tell and so much history - it would be an immense loss to see it all demolished.

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 believe we need to protect our city and its beauty and need to identify more buildings than those (very very very very very few) that were identified.

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

For the same reason - there is a charm to a lot of these areas (many that have not been identified) which should not be demolished.

Infrastructure constraints

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

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

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

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

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

Our infrastructure is struggling already - with our (now frequent/annual) city-wide draughts and power-outages after every big storm. This is a significant consideration that should not be taken lightly. We have a right to water and electricity and this right might be taken away if we overload the system/do not have adequate infrastructure in placce.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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 completely entirely agrree that all the things listed should be protected. They all contribute to the charm and history of our great city. To dismiss them would be a terrible mistake - it would deprive future generations of what makes our city unique (among an ever-growing amount of urban jungles popping up around the world)

Important privacy information

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#3194

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

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Your details

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

Name: Ted Manson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The edge of the City Centre is surrounded by Aucklands most expensive housing like Ponsonby Parnell etc. As a residential developer in Auckland for 47 years and owning a Finance company which finances these sorts of developments, building in these areas with the cost of land and construction, will only cater for the top 5% of wealthy people. Baby boomers may sell their expensive houses to go into an apartment-terrace house. there is already enough land around these area where high rise apartments can be built for the very wealthy. We don't therefore need to demolish old character homes to build for the rich.

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 further

Tell us why

I support as long as it's not demolishing old character homes in expensive areas where new apartments-terrace housing will only be affordable to the top 5%.

Intensification around town and local centres

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

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

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

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

Tell us why

I support but only in the more affordable areas above like Glenfield, Glen Eden, and Papatoetoe. I just built a165 unit apartment building in Glen Eden where 90 are leased to the Government for Social Housing and the other 75 were sold to mostly first home buyers. this development helped a lot of people get onto the property ladder whereas building in the inner city will just cater for the very wealthy 5%.

5. **What do you think of our proposal to apply the Terrace 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 support this in Aucklands less affluent areas to allow affordability for those trying to get onto the property ladder.

Qualifying matters

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

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

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

As mentioned Ido not support the demolition of any Special Character properties for 3 reasons.

1 We must protect the old Heritage Buildings in the Inner City.

2 Building in the Inner city will only provide Housing for the top 5% who can afford to live in a new build.

3 More Housing is needed in the less expensive areas where people on lower incomes can afford.

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

Most of the character areas are in the Inner city. due to the land being so expensive and the cost of construction, only the rich will be able to purchase. Therefore there is no need to demolish old character houses to provide for the rich. There are already enough sites around Parnell, Ponsonby etc to build apartments and terrace housing.

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:

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

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

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#3196

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

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Your details

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

Name: Wanda Mountfort

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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We are proposing:

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

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

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

Tell us why

Needs to be assessed on particular location as some areas are suitable for this and some are not.

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

Tell us why

This is appropriate

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

Tell us why

Again this needs to be evaluated on each individual area - blanket regulations do not suit all areas.

Intensification around town and local centres

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

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

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

Tell us why

Needs to be closer

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

Tell us why

Why ruin a whole suburb when it is not necessary

Qualifying matters

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

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

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

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

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

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

Tell us why

Aucklanders are angry, very angry!! Auckland Council needs to have the fortitude to preserve all of the few remaining character overlay areas in Auckland.

Intensification in Auckland is inevitable, but it is the way in which this intensification is being done that is abhorrent and of great concern to all in our communities. There is absolutely no justifiable reason to introduce the NPS legislation at this time. The existing Unitary Plan already enables OVER 900,000 more dwellings to be built on residential-zoned land in Auckland – there is no shortage of land to build houses on for the next 30 years and beyond. There is no reason why this legislation should come into effect before the Unitary Plan is due for renewal in 2025. Rushed legislation has the potential to ruin all the suburbs of our city and remove the few pockets of character overlays we still have.

In the past Auckland has been very poor at preserving its history and now we stand to lose a quarter of what LITTLE remains of our special character overlay areas. These character areas are part of Auckland's heritage and should remain for future generations to come. Big cities need pockets of heritage to provide character and vibrancy.

In Mission Bay, for example, the entire suburb has been potentially rezoned for intensification and ALL character overlays removed. There is no reason why a street like Palmer Crescent doesn't retain its character overlay to provide a reprieve from the high intensification that is planned for the rest of this suburb. This street is a prime example of architecture built between 1920-1940, the properties here are ALL consistently highly maintained, they ALL demonstrate architecture from that period, they have values of $3-6,000,000 and if assessed properly should have a Council heritage rating of 5 or 6. Why can't one street like this in a whole suburb be preserved? Character overlay areas like this should be left in place until 2025 to allow for more thought to go into their potential removal or preservation.

Other areas that should be considered with this legislation are that there is no infrastructure budget in place to cope with this planned intensification in Auckland – in fact, an assessment on this is still to be done!! Developers don't pay for infrastructure upgrading. Developments are being constructed without any Resource Consent which is resulting in cheap, ugly and poor-quality residences being mass produced. Amenity values have gone out the window which will result in dark, damp and unsuitable dwellings in some places. A side effect is that land that is rezoned for multiple dwellings could be subject to at least 300% rates increases – this is unsustainable for the MAJORITY of our population in Auckland.

WORLD-CLASS CITIES MANAGE TO ABSORB GROWTH WHILE MAINTAINING THEIR CHARACTER. THE CHOICE HERE IS NOT BETWEEN HERITAGE AND DENSITY! IT IS BETWEEN GOOD PLANNING AND BAD FOR OUR CITY. Auckland Council need to urgently acknowledge that the NPS is flawed legislation, and qualifying matters, such as character overlay areas, need to be deferred until a better plan can be achieved that does not rob us of the 'soul' that Aucklanders want to protect – this has touched a very sensitive nerve in Auckland and will not be an issue that goes away!

Mission Bay Kohimarama Residents Association.

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

Aucklanders are angry, very angry!! Auckland Council needs to have the fortitude to preserve all of the few remaining character overlay areas in Auckland.

Intensification in Auckland is inevitable, but it is the way in which this intensification is being done that is abhorrent and of great concern to all in our communities. There is absolutely no justifiable reason to introduce the NPS legislation at this time. The existing Unitary Plan already enables OVER 900,000 more dwellings to be built on residential-zoned land in Auckland – there is no shortage of land to build houses on for the next 30 years and beyond. There is no reason why this legislation should come into effect before the Unitary Plan is due for renewal in 2025. Rushed legislation has the potential to ruin all the suburbs of our city and remove the few pockets of character overlays we still have.

In the past Auckland has been very poor at preserving its history and now we stand to lose a quarter of what LITTLE remains of our special character overlay areas. These character areas are part of Auckland's heritage and should remain for future generations to come. Big cities need pockets of heritage to provide character and vibrancy.

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Mission Bay Kohimarama Residents Association.

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

Most world class cities manage to absorb growth while maintaining their character. The choice here should not be between heritage and density. Auckland needs pockets of character business areas and buildings retained to give the city a sense of history, character and vibrancy.

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure should be a qualifying matter as no assessment has been done yet on whether it has the capacity to cope with the NPS 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)

Character buildings in City Centre zone and Queen Street Valley Precinct - this should be considered in qualifying matters as we need examples of our past architectural heritage and if preserved will give a modern city some character to enjoy.

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.

#3213

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

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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 McMahon

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Building to 6 stories within 800 meters of a train station will ruin the fabric of suburbs across the city. This was contemplated in the most recent LT plan and I see no reason it should change now.

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

Housing of 6 stories puts incredible pressure on services, water, roads parks etc which the city is not designed for. This change without proper consultation or consideration will turn parts of Auckland into slums.

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

As above it is just stupid to be pushing through changes of this magnitude with no proper consultation when the current long term plan was recently completed.

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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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#3220

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

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Your details

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

Name: David King

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Cancel in its entirety

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

Tell us why

Cancel in its entirety

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

Tell us why

Cancel in its entirety

Intensification around town and local centres

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

Cancel in its entirety

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

Cancel in its entirety

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

Cancel in its entirety

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

Tell us why

Cancel in its entirety

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

Tell us why

Cancel in its entirety

Infrastructure constraints

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

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

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

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

All Infrastructure must be in place and upgraded before any development is considered

Other qualifying matters

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

These additional qualifying matters include:

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

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

All present Overlays as shown should be maintained

Important privacy information

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#3239

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

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Your details

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

Name: Jeanette Heilbronn

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Auckland council should refuse to implement the government changes as we have already provided an extra 900000 sites under the unitary plan. Auckland should be exempt from the government changes as it contravenes the right to adequate light and privacy and an adequate outside area. The council should approach the ombudsman as to the legality of these changes as these are against human rights and will produce the slums of the future. The unitary plan has already been consulted on agreement reached and the council should take the government to court on human rights. Issues . Don’t negotiate refuse to accept these heavy handed changes which are not focused to produce affordable housing and will cause us to degrade our standard of living.

Important privacy information

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#3265

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

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Your details

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

Name: Henry Leung

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

15 minutes walk from city centre is reasonable.

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

Tell us why

10 minutes walk to metro centre is fine.

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

So that more people could be housed.

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

Tell us why

200 metres is reasonable.

Qualifying matters

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

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

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

To keep the character of building in areas with history and values.

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

Devonport and Stanley Point is a place with special characters and buildings nearly 100 years old.

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

Devonport and Stanley Point are places with many building of historical and cultural characters.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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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#3272

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

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Your details

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

Name: Wendy Carlisle

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Not enough carparks/carpark buildings available to even catch the buses or trains. Too far away and people won't use it. Not everyone can walk.

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

Tell us why

Not enough carparks available to even catch the buses or trains. Too far away and people won't use it. Not everyone can walk.

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

Tell us why

Not enough carparks/carpark buildings available to even catch the buses or trains. Too far away and people won't use it. Not everyone can walk.

Intensification around town and local centres

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

Not enough carparks/carpark buildings available to even catch the buses or trains. Too far away and people won't use it. Not everyone can walk.

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

Not enough carparks/carpark buildings available to even catch the buses or trains. Too far away and people won't use it. Not everyone can walk.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We need to preserve our cultural architectural heritage of what is left of these special buildings. Large blocks of residential apartments looks horrible and depressing and makes Auckland an unattractive city.

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

Especially when I couldn't find many qualifying matter already marked.

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

Need to have the infrastructure in place before more housing goes in and creates more costs for the Council and ratepayers.

Other qualifying matters

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

These additional qualifying matters include:

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

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

All of the above should be qualifying matters as they are important and have their unique aspects. Sunlight and views are a major issue with 6 storey plus buildings going in.

Important privacy information

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#3278

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

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Your details

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

Name: Carolyn Van Wonderen

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

These special character areas were identified as being distinct from other areas under the Unit Plan, and as such we believe they should be retained.

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

Tell us why

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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#3281

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

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Your details

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

Name: Warren & Jocelyn Whyte

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

This is a reasonable requirement

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?** Other

Tell us why

All new buildings should have a reasonable set back from both the footpath & boundary lines for planting trees, shrubs or gardens to ensure that the city is kept green

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

All buildings in each area should be restricted to the same height throughout the area so as to avoid the area looking like a slum e.g. a street of three storied apartments all built to the same height looks far better than having a mixture of heights

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#3299

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Meryn McGaffin

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

I want to keep high density building as contained as possible. 1200 metres will be OK for the City Centre - I assume this means the CBD. I am totally opposed to the Labour and Nationals plan to allow rampant development of 3 residences on a single section with no resource requirements.

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 want to keep high density building as contained as possible.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

I want to keep high density building as contained 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.

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 want to keep high density building as contained as possible.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

I want to keep high density building as contained as possible.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Totally oppose the desecration of the history of the city I love

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

I found the map too hard to read . I don't know why you could not just provide a list of the areas. I want all areas that have character buildings to be qualifying matter.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

I found the map too hard to read . I don't know why you could not just provide a list of the areas. I want all areas that have character buildings to be qualifying matter.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 this 100% !! This should include areas with really narrow streets - these should be exempt from multi unit complexes apart from the single level units typically built in the 1960s/1970s

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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)

Just create as many as possible to preserve our city. And Please, Please Please - SAVE OUR TREES whether native or exotic

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#3314

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Simon Crispe

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

Tell us why

I don’t agree with the one size fits all approach to increasing the density of more affordable housing. This runs the very real risk of damaging the existing patterns of use and value in numerous places where the underlying land values are far too high to support affordable housing without significant funding from government and will simply increase the generation of traffic and load on infrastructure

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 don’t agree with the one size fits all approach to increasing the density of more affordable housing. This runs the very real risk of damaging the existing patterns of use and value in numerous places where the underlying land values are far too high to support affordable housing without significant funding from government and will simply increase the generation of traffic and load on infrastructure

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

I don’t agree with the one size fits all approach to increasing the density of more affordable housing. This runs the very real risk of damaging the existing patterns of use and value in numerous places where the underlying land values are far too high to support affordable housing without significant funding from government and will simply increase the generation of traffic and load on infrastructure

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

I don't agree with the one size fits all approach to increasing the density of more affordable housing. This runs the very real risk of damaging the existing patterns of use and value in numerous places where the underlying land values are far too high to support affordable housing without significant funding from government and will simply increase the generation of traffic and load on infrastructure

5. **What do you think of our proposal to apply the Terrace 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 don't agree with the one size fits all approach to increasing the density of more affordable housing. This runs the very real risk of damaging the existing patterns of use and value in numerous places where the underlying land values are far too high to support affordable housing without significant funding from government and will simply increase the generation of traffic and load on infrastructure

I also believe residential special character overlay areas should ALL be retained as a qualifying matter under the new NPS, at least until the community has had adequate time and resources to analyse this in depth. So far we have not been given sufficient time reasonably, to do 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.

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'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Residential special character overlay areas should ALL be retained as a qualifying matter under the new NPS, at least until affected communities have had adequate time and resources to analyse this in depth.

A mere 3.6% of the whole city has a character overlay. It is many peoples' view including mine that NO housing supply will be impeded by retaining character areas as qualifying matter.

Further, the housing supply that would replace demolished properties on larger sections or are zoned Residential Mixed Housing Urban will not supply affordable housing, especially in high property value places like Remuera, St Mary's Bay and Herne Bay. Underlying land values are high in these places and will not support the building of affordable housing

I believe the bulk of the site-specific analysis was done by desk top surveying. Actual site visits are necessary for such a major rethink of policy

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

As noted above Residential special character overlay areas should ALL be retained as a qualifying matter under the new NPS, at least until affected communities have had adequate time and resources to analyse this in depth.

A mere 3.6% of the whole city has a character overlay. It is many peoples' view including mine that NO housing supply will be impeded by retaining character areas as qualifying matter.

Further, the housing supply that would replace demolished properties on larger sections or are zoned Residential Mixed Housing Urban will not supply affordable housing, especially in high property value places like Remuera, St Mary's Bay and Herne Bay. Underlying land values are high in these places and will not support the building of affordable housing

I believe the bulk of the site-specific analysis was done by desk top surveying. Actual site visits are necessary for such a major rethink of policy

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

I agree with this but also feel strongly that the definition of infrastructure should include the road transport network as well because the impact of increased density must also be assessed against existing road network capacity especially with the uptake in the use of battery EV cars.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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Comments on revisions to Council Plan

We are fifth generation kiwis and long term residents of Remuera, my wife and I having both grown up in the suburb. We are owners of an architecturally notable 113 year old arts and crafts home in Victoria Avenue that we have painstakingly restored over the last 24 years.

We understand Remuera Heritage has sent a letter to the Orakei Local Board about the impact on Remuera of Auckland Council's review of the Special Character Area Overlay in Remuera. This has come about because of the government's Resource Management (Enabling Housing Supply & Other Matters) Amendment Act.

We lived and worked in the UK and Middle East for 34 years and as a chartered RIBA Architect. For most of this time, I worked for a global architectural, urban Planning and engineering consultancy and been involved in the design of significant interventions in the public realms of both locations.

Both Dubai and London had hugely significant development layers that are centuries old. There is an inherited tapestry of life that both anchors the culture and history of these places as well as helping to inform their futures.

In London, the protection of its precious built heritage is omnipresent and continues to be enhanced by the care with which new urban interventions are designed to augment the old at both the overall cityscape and local levels.

However in Dubai, where I worked for 24 years, the destruction of the extraordinarily rich wind towered port trading city happened mindlessly under pressure to replace and renew with ever higher density tower blocks.

Only after it was too late did the local authorities realized what they had allowed to happen on their watch. Only now have the few remaining precious fragments of over 500 years of history been protected.

I was involved in much of Dubai's development from the early 1990's including as multi-discipline design director for the Burj Al Arab Hotel and commercial director for the design of the entire Dubai Metro system, I have seen how quickly the face of a city and its communities can change under the pressure for new development. The big lesson I learned was that the devil is in the detail. Wide area urban planning must connect with the detailed realities at community, even down to individual streetscape levels.

However, I am not advocating blanket protection of all our suburb's existing low density building stock or a moratorium on any high rise. As long term overseas city dwellers we know Auckland needs to intensify.

However the current plan appears to us to be a blunt politically motivated instrument. The overlay fails to communicate that the necessary care and attention has been taken to properly assess our Suburb's building stock and communities at a detailed level. This is vital to ensure community character of the many special value localities in Remuera (and across New Zealand for that matter) are properly identified and protected from demolition and poor new design interventions.

The recent higher density property development we see on the primary ridge of Remuera Road is already out of scale and poorly designed. Such structures with their blunt fascades and no activation zones at their lower levels have the potential to destroy both the heritage and communities at these localities. They also appear to have negligible provisions in their designs to mitigate the inevitable traffic impacts of their much higher density. There appears a general lack of robust traffic planning associated with the overlay; certainly any comprehensive traffic strategy is unclear.

Excellent long term transportation planning, building design and urban planning must be undertaken at a detailed level and the controls put in place by Council to ensure this happens.

We therefore wish to strongly endorse the Remuera Heritage (RH) submission ahead of the Council's vote on 31 March 2022, in particular the 8 number bullet point requests that RH makes in its submission.

We attach a link to the submission for your ease of reference on the Remuera Heritage website
https://remueraheritage.org.nz/news/the-resource-management-enabling-housing-supply-amendment-act-and-its-impact-of-housing-intensification-for-remuera

Yours sincerely,

Simon Crispe
B.Arch(NZ) RIBA Chartered International Architect

#3329

Government's new housing rules: What it means for Auckland

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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 Rodgers

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

This is too far for a start. Development needs to be careful and considered and such a large catchment creates the risk for low quality developments that we will regret for generations

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

Areas around train stations have already intensified. 800m is a huge distance in a city with such a poor development record and will create a lower standard of living for this in the catchment and outside as well. The council needs to invest in infrastructure first and phase in any intensification. Start with 300m and se if it works and then Expand.

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

Areas around public transport have already intensified. 800m is a huge distance in a city with such a poor development record and will create a lower standard of living for this in the catchment and outside as well. The council needs to invest in infrastructure first and phase in any intensification. Start with 300m and se if it works and then Expand. Be careful of allowing sufficient parking. The implementation of bus and cycle lanes has had a terrible impact on congestion on side streets.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Too far. Start small and see if it works before turning suburbs into chaotic messes.

5. **What do you think of our proposal to apply the Terrace 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

200m sounds like a sensible distance to try.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Let's not lose the heritage in our city. Other iconic cities haven't, and the personalities of our suburbs must be maintained. We will regret it if we don't.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

As above. Let's not lose the heritage in our city. Other iconic cities haven't, and the personalities of our suburbs must be maintained. We will regret it if we don't.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

As above. Let's not lose the heritage in our city. Other iconic cities haven't, and the personalities of our suburbs must be maintained. We will regret it if we don't.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Have to fix infrastructure before intensification. It's a no brainer

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#3339

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: ALEX & ANDREA BROUGHTON

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Under the Unitary Plan Auckland already has plenty / enough capacity for higher density within a walkable catchment area.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Auckland's 10 Metropolitan centre there is already enough capacity for higher density within a walkable catchment area.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Under the Unitary Plan Auckland already has plenty / enough capacity for higher density housing within a walkable catchment of these rapid transit stops.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Under the Unitary Plan Auckland already has plenty / enough capacity for higher density within a walkable catchment of these centres

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

We oppose this as Auckland already has plenty / enough capacity for higher density within a walkable catchment area of these centres.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Auckland's Special Character Areas

Auckland's historic old wooden housing areas are a significant part of the city's identity and character. Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. They are an important part of our heritage

These are currently protected in the Auckland Unitary Plan (AUP) as Special Character Areas. Schedule 15.1.1 in the plan contains a detailed analysis of these areas and their qualities.

It says that the Special Character Overlay "seeks to retain and manage the character of traditional town centres and residential neighbourhoods by enhancing existing traditional buildings, retaining intact groups of character buildings, and designing compatible new building infill and additions."

These Special Character areas have been protected from demolition for many years and there is now an accepted community expectation that they deserve protection and that they will be kept.

Unless they are made a qualifying matter in the Proposed Plan Change, these Special Character Areas will be destroyed. If three storey developments are allowed everywhere these old villas, cottages and bungalows will be either demolished or squeezed between monolithic concrete and glass housing blocks. These areas are about scale and cohesiveness, and to have them interrupted by brutal, over-scale developments will be the death knell of the historic fabric of the city.

There is no need to destroy Auckland's Special Character Areas to provide more housing. As the capacity analysis recently carried out by Auckland Council shows, the AUP already provides for sufficient capacity for at least 30 years housing development. Auckland Council's figures show there is enough existing development capacity under the AUP for up to 900,000 more dwellings in Auckland now.

The Special Character Areas only cover 3.6% of land zoned residential in the AUP. That leaves plenty of other land available for intensification, in places where the AUP has determined are appropriate for more intensive development.

As well, the AUP is already achieving intensified housing in Auckland. It eased height and density requirements and resource consent numbers in Auckland are at record levels. 66% are for high-density homes, in appropriate locations which are identified in the AUP..

The AUP was approved only five years ago after going through a rigorous democratic consultation, submission and appeal process. A great deal of time and effort went into identifying appropriate areas for high and medium density homes, and this effort is now paying off.

It is simply not enough to protect only individual heritage houses and buildings through the Heritage Schedule. Most houses in SCA's are not on this schedule yet collectively they represent Auckland's growth as a city and contribute enormously to its unique identity.

Once lost, these areas will be gone forever. The Proposed Plan Change should ensure the continued protection of all of our Special Character Areas by including them as qualifying matters to which the intensification provisions of the Plan Change will not apply.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

As we have already stated - Auckland's Special Character Areas

Auckland's historic old wooden housing areas are a significant part of the city's identity and character. Auckland has one of the best preserved collections of Victorian and Edwardian wooden houses in the world. They are an important part of our heritage

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8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Again, Auckland's Special Character Areas

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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?** Support

Tell us why

The current Operative Unitary Plan already allows for Auckland's development capacity for short, medium and long-term. Unless infrastructure constraints are recognised as Qualifying Matters, the government's Medium Density Residential Standards, allowing three homes up to three storeys on most residential sites across Auckland - without resource consent, will interfere with planned and efficient infrastructure upgrading and investment.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#3383

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Matt Mountfort

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Council have removed "rear lots" from calculations to define SCA whilst still trying to impose the SCA on rear lots afterwards. This is misleading. What council should do is remove all rear lots adjacent to other housing zones from the SCA. If they do not council could face a barrage of court cases. It's a highly contentious issue. Many rear lots have zero streets ale and zero heritage value. They need to be removed from SCA's whether they are in Remuera, Grey Lynn, Parnell , Ponsonby or anywhere for that matter.

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

Council is proposing Special Character Overlays which breach the 800m catchments. Also "rear sites" which can be down right of ways are captured in SCO's currently (& in Council's proposal) despite having all adjacent sites as Mixed Zone. A key example of this is Seaview Road, Remuera, near Newmarket. Auckland Council needs to remove "rear sites" from the Special Character Overlay. You do not include rear lots in calculation but you want to retain rear lots as part of SCA's. Dear lord should instead be single house zone.

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

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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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#3414

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Campbell Stuart

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

The city centre should be classified around the Sky City to Ferry building precinct's , not a an ever widening edge

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

As above the walkable catchment needs to be from a central point not an edge

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

They need to be close and usable - suggest 500 metres

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

Do not support - Why would you destroy well established housing and community feel by introducing terraced housing in such suburbs such as Parnell. Why not develop areas such as Hobsonville with well developed transport nodes

5. **What do you think of our proposal to apply the Terrace 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

Do not support - as above why would you ruin existing neighbourhoods

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

All character areas should qualify and be left as they are. Auckland is a young city by world standards .Why would we destroying character homes , history and heritage associated with these homes. Many of these house for example in St Stephen's Ave , Parnell are nearing 100 years old. The avenue and surrounding streets is a cohesive neighbourhood with a wonderful community feeling, established trees and valued heritage - the importance of this should not be misread

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

Already pointed out in above comments .There are pockets of character, close to heritage status housing all over the city that have been randomly zoned inappropriately for 3 storey and terrace housing

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

Good Infrastructure is one of Aucklands biggest issues . This definitely needs to be considered in any height/density changes

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)

agree with above qualifying matters

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#3428

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Louise Lawton

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

This distance is discriminates against the elderly and disabled and assumes everyone is able to walk up a steep hill or that distance.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

It should be smaller because 800 metres from the city centre still encompasses terrain which is an issue for the elderly and disabled.

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

There should be consideration around mobility issues. Particularly when that zoning includes areas which are not walkable eg Orakei Train stop.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

There must be a consideration as to the character and culture in that town centre.

There will be insufficient light .

There will also be no consideration for requirements to meet COP26 such as preserving trees or requiring the planting of trees . The storm water run off from rain not on the roof but on the concrete surround will cause flooding down in the valleys eg Portland Rd Remuera

The absence of a communal space for children to play at home, the inability of families to grow their own fruit and vegetables ie sustain themselves cuts across government and council initiatives to encourage this activity.

There is no ability to encourage biodiversity and insect life if you can't insist upon the "greening" of the developments. Again this cuts across current efforts by the government .

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

For the same reasons as previous question

[There must be a consideration as to the character and culture in that town centre.

There will be insufficient light .

There will also be no consideration for requirements to meet COP26 such as preserving trees or requiring the planting of trees . The storm water run off from rain not on the roof but on the concrete surround will cause flooding down in the valleys eg Portland Rd Remuera

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Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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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

Historic designations should remain. we should consider historic in terms of the age of Auckland rather than a historic culture such as Italy.

The key to Auckland,s culture is determined by its historic buildings. People buy and renovate them to continue this culture. Developers who do not live in these suburbs have little or no sensitivity to this.

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

See same reasons as previous question. [Historic designations should remain. we should consider historic in terms of the age of Auckland rather than a historic culture such as Italy.

The key to Auckland,s culture is determined by its historic buildings. People buy and renovate them to continue this culture. Developers who do not live in these suburbs have little or no sensitivity to this.]

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

If you are even considering special character business premises then the same should apply to residential.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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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

I added a structure to my property and spent considerable time and money putting in storm water retention which the Council could not afford.

If the council was looking for 20,000 litre retention for a house what would be necessary for an apartment building that had no area of grass or soil to absorb the storm water.

This is why there is considerable flooding now in areas of Sydney.

More weather events will exacerbate 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:

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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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#3445

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Lynn Theron

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I do not support an increase in multi story structures so close to the city centre.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

I do not support an increase in multi-storey structures so close to the city centre.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

See above. [I do not support an increase in multi-storey structures so close to the city centre.]

Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

See above. [I do not support an increase in multi-storey structures so close to the city centre.]

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

See above. [I do not support an increase in multi-storey structures so close to the city centre.]

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

We cannot afford to lose a single further villa. Too much has already been lost to these monstrous multi story buildings. I am particularly concerned about the large old villa at 182 Remuera Rd. This beautiful character property is at extreme risk of being destroyed under the new plan. The owner has died and it will be sold in the fairly new future. The land size could mean 6 storeys or 5 homes. A small gain for a tiny few would mean a huge loss for everybody else in Auckland, forever.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

It is crucial that Remuera Road between Basset Rd and Ridings Rd does not have a single further villa destroyed, a single further apartment building put up, any new multi-storey structures, and most definitely not 5 buildings permitted per 300 meters squared on the properties opposite the steps up to Mount Hobson. That would be utterly disastrous for what little is left of Auckland's fast vanishing character. It would be an act of cultural vandalism of the most obscene degree. The names of the persons responsible should be published so that we can hold them fully accountable if this does happen. I am particularly concerned about the fate of the last unrestored villa on that stretch, 182 Remuera Rd, as the owner of many years died recently. It must be protected!

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 above. [It is crucial that Remuera Road between Basset Rd and Ridings Rd does not have a single further villa destroyed, a single further apartment building put up, any new multi-storey structures, and most definitely not 5 buildings permitted per 300 meters squared on the properties opposite the steps up to Mount Hobson. That would be utterly disastrous for what little is left of Auckland's fast vanishing character. It would be an act of cultural vandalism of the most obscene degree. The names of the persons responsible should be published so that we can hold them fully accountable if this does happen. I am particularly concerned about the fate of the last unrestored villa on that stretch, 182 Remuera Rd, as the owner of many years died recently. It must be protected!]

Infrastructure constraints

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This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** 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)**

See above. Avoiding the further destruction of Remuera Road in the section between Bassett Rd and Ridings Rd is immediately relevant to the public view corridors issue. Imagine how things will look from Mount Hobson with five ugly new houses at number 182

Important privacy information

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#3451

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Rod Ewenq

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

There are enough intensive housing much closer to the city

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

There are enough intensive housing much closer to the metropolitan areas including New Market

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

There are enough intensive housing much closer to the crud transit stops

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

There are enough intensive housing closer to those centres

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

There are enough intensive housing much closer centre

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

To be clear - there should be all the existing qualifying heritage overlays that already exist as thousands of hours of heritage expert and planners input has been put into,the heritage overlay zone and hundreds of millions (probably many billions) of dollars of development and architectural design have been invested to comply with AUCKLAND Councils requirements .The

huge investments were made to comply with what Auckland Council required. HERITAGE is important .Every City in the world knows that.Look at London as one of hundreds of examples .

Do not walk away from heritage value just because it suddenly becomes easy and expedient to do so ..

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 above -HERITAGE

To be clear - there should be all the existing qualifying heritage overlays that already exist as thousands of hours of heritage expert and planners input has been put into,the heritage overlay zone and hundreds of millions (probably many billions) of dollars of development and architectural design have been invested to comply with AUCKLAND Councils requirements .The huge investments were made to comply with what Auckland Council required. HERITAGE is important .Every City in the world knows that.Look at London as one of hundreds of examples .

Do not walk away from heritage value just because it suddenly becomes easy and expedient to do so ..

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

There still needs to be a protection of heritage areas everywhere

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

I agree that that there needs to be a qualifying restraint.Otherwise blunt and generalised access to develop will ignore the real issues of particular sites and situations arising requiring special attention .

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Heritage is important.

Apart from protecting the heritage that has already been protected there is a need to look at specific places which should never be lost to Auckland. Between Dromorne Road and Remuera Road on Market Road there are three old beautiful Georgian two storied houses under the proposed proposed THAB that can now be destroyed forever and replaced. This is one particular area that has been completely overlooked in the proposed plan.It is a serious flaw in the plan and a total U turn to Auckland Councils submissions , plans and unitary plan over the last 30 years.These three houses are notable to Auckland’s history . The proposed plan fails by disregarding 100 + year old special houses by a broad brush computer exercise.

Important privacy information

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#3472

Government's new housing rules: What it means for Auckland

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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 Dew

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Rangitoto Avenue has 19 houses zoned Single House Zone of which 15 (79%) were zoned Single House with the SCA and built between 1910 and 1930. Now all are zoned Mixed Housing Urban without SCA overlay. The 79% of houses should score a 6 or 5. And if Score 6 and 5 and 4 were added together the result would likely be over 66% in a non-walkable catchment area.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

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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#3501

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Noel Thompson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

A 15 minute walkable area to the city center is unsuitable for elderly people. also within the 1200m distance is some historic character homes that should have some recognition for protection.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

A 10m walk for metro centers is unsuitable for elderly people without adequate safeguards for drop off and short stay parking. In the Orakei Ward, Remuera has many historic character homes that should be additionally recognized in the plan.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

No Comment

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

In the Orakei Ward, areas like Remuera & Parnell, the limit should be closer to protect the special character of the area which has many historic older dwellings.

5. **What do you think of our proposal to apply the Terrace 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 think the council can apply a blanket rule for all local centers - specifically in the Mission Bay area where Eastridge shopping center would be OK but in the street behind the shopping strip at the Mission Bay Center (Marua Cres.) west of Patterson Avenue, the southern side of the street should be of the Govt. MDRS limited to 3 storeys.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Support what is listed in the draft plan

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

The special character areas could easily be extended as I believe the testing criteria is too narrow. The heritage values of Auckland City need further protection to preserve the historic character within the inner older city areas. Areas such as Westmere & Ponsonby have some magnificent restored character homes on smaller sites in very narrow streets that the MDRS

rules would not be fit for purpose.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

No Comment

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

Some of older areas of Auckland such as Westmere & Ponsonby have many character homes where they have been substantially modernized internally with the front facade retained for character, they are generally smaller sites and the streets are narrower than standard. The infrastructure is inadequate to cope with MDRS standards of 3 homes of up to 3 storeys without resource consent. Even now with inadequate parking the narrow streetscape is quite difficult for traffic. MDRS is not a practical solution to these areas - it needs further study.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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 appears that the MDRS standards to be applied without a Resource Consent gives no protection to neighboring properties. Building can be built within 1m of boundary affecting sunlight and loss of amenity and green space. Many of these 3 storey buildings already built are of low quality, maximized to the site area, to the detriment to to the neighborhood. They add nothing to the quality of our neighbourhoods.

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#3535

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Martin Heffer

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

Seems about right if we are wanting to intensify accomodation around the centre. However we need to make sure the infrastructure is in place first before we build masses of apartment blocks.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Seems about right if we are wanting to intensify accomodation around the centre. However we need to make sure the infrastructure is in place first before we build masses of apartment blocks.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Seems about right if we are wanting to intensify accomodation around the centre. However we need to make sure the infrastructure is in place first before we build masses of apartment blocks.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Seems about right if we are wanting to intensify accomodation around the centre. However we need to make sure the infrastructure is in place first before we build masses of apartment blocks.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Seems about right if we are wanting to intensify accomodation around the centre. However we need to make sure the infrastructure is in place first before we build masses of apartment blocks.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to 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

It is important to keep some of our character areas to keep the identity/history of Auckland

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

It is obviously vital that infrastructure needs to be adequate before areas can have increased accomodation

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected 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)

Need to also look at sun blocking from large apartment blocks. Some people could lose their sun totally in the winter.

Important privacy information

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#3539

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jane Latimer

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I think that it should be closer and 500 metres from Remuera station and Newmarket stat

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

I think that its should be 500 metres from Remuera Station and Newmarket Station along Market Road and Remuera Road for reasons set out in the Remuera Heritage Inc submission which I fully endorse

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

The current plan is short sighted and will have a shocking impact on the character of our city and including Remuera. History including architectural history is the making of a beautiful and liveable city wherever one is in the world. Allowing 3 story houses as of right without resource consent and with no appropriate design standards that do not fit in with the surrounding area nor

provides enjoyment nor access to sun and light and may well be just plain ugly structures, is not justified.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

The Special Character Area Overlay for Remuera and other Special Character areas should be retained and the SCA should be a qualifying matter

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#3545

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jamie Baker

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** 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?** Other

Tell us why

Incorrectly identified centres, as specifically noted my detailed objection document attached. - DOCUMENT NOTES: Upper Patteson Avenue and adjacent re-zoning objections: The upper Patteson Avenue (near Kepa Rd) and adjacent area appears to be proposed to be re-zoned to ‘Terrace Housing and Apartments’. There are multiple issues with the proposed re-zoning: 1. Public transport options in the area are inadequate for further intensification a. Roads in

the area, including Kepa Rd and Patteson Rd, are single lane in each direction and not wide enough to accommodate bus lanes b. Buses get caught in peak time traffic jams as does the other traffic on Kepa Rd c. Peak time morning buses are often full and cannot pick up passengers from the local stops d. There are no other public transport options nearby e. It would make much more sense to re-zone the Mission Bay area near Tamaki Drive, which has wider roads, and bus lanes exist and additional bus lanes can be accommodated 2. Longstanding sea, Rangitoto and city views from the adjacent Kepa Road ridgeline including from public areas will be destroyed 3. The Eastridge 'mall' is just a New World and a few random shops set incongruously in a residential area, not a true local centre 4. The real local centre for Mission Bay is the area adjacent to Tamaki Drive, and it would be much more logical and based on evidence to further intensify and re-zone that area to encourage development of that area as the true local centre 5. Existing residential single dwelling homes on Kepa Rd, for example 232 Kepa Rd and 2/232 Kepa as specific examples, will be severely impacted as they are likely to be hemmed in on the East, West and North sides by multi-story apartment blocks on the adjoining sites, resulting in: a. loss of sun that will cause them to become unhealthy homes b. severe loss of privacy, and the ability to peacefully enjoy their properties c. loss of views in many cases 6. Life savings that have been invested in the large number of homes impacted as noted in point 5 will be lost due to the resulting loss of value of those homes compared to the average of homes elsewhere. This is a very severe adverse, and devastating effect for the families impacted by the proposed changes 7. The area is very hilly and steep, and is poorly suited to large multi-story apartments, for the following reasons, among others: a. large scale construction project issues b. water run-off issues (this has already been observed at one of the apartment blocks recently built on Kepa Rd, which is not even on a slope such as that in the proposed area) c. geological issues (eg, subsidence, landslides, 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?** Other

Tell us why

Incorrectly identified centres, as specifically noted my detailed objection document attached. - DOCUMENT NOTES: Upper Patteson Avenue and adjacent re-zoning objections: The upper Patteson Avenue (near Kepa Rd) and adjacent area appears to be proposed to be re-zoned to 'Terrace Housing and Apartments'. There are multiple issues with the proposed re-zoning: 1. Public transport options in the area are inadequate for further intensification a. Roads in the area, including Kepa Rd and Patteson Rd, are single lane in each direction and not wide enough to accommodate bus lanes b. Buses get caught in peak time traffic jams as does the other traffic on Kepa Rd c. Peak time morning buses are often full and cannot pick up passengers from the local stops d. There are no other public transport options nearby e. It would make much more sense to re-zone the Mission Bay area near Tamaki Drive, which has wider roads, and bus lanes exist and additional bus lanes can be accommodated 2. Longstanding sea, Rangitoto and city views from the adjacent Kepa Road ridgeline including from public areas will be destroyed 3. The Eastridge 'mall' is just a New World and a few random shops set incongruously in a residential area, not a true local centre 4. The real local centre for Mission

Bay is the area adjacent to Tamaki Drive, and it would be much more logical and based on evidence to further intensify and re-zone that area to encourage development of that area as the true local centre 5. Existing residential single dwelling homes on Kepa Rd, for example 232 Kepa Rd and 2/232 Kepa as specific examples, will be severely impacted as they are likely to be hemmed in on the East, West and North sides by multi-story apartment blocks on the adjoining sites, resulting in: a. loss of sun that will cause them to become unhealthy homes b. severe loss of privacy, and the ability to peacefully enjoy their properties c. loss of views in many cases 6. Life savings that have been invested in the large number of homes impacted as noted in point 5 will be lost due to the resulting loss of value of those homes compared to the average of homes elsewhere. This is a very severe adverse, and devastating effect for the families impacted by the proposed changes 7. The area is very hilly and steep, and is poorly suited to large multi-story apartments, for the following reasons, among others: a. large scale construction project issues b. water run-off issues (this has already been observed at one of the apartment blocks recently built on Kepa Rd, which is not even on a slope such as that in the proposed area) c. geological issues (eg, subsidence, landslides, 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 do not think special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

Tell us why

Support, but incorrectly identified areas. as specifically noted in my detailed objection document attached..

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support the other qualifying matters mentioned in this specific question.

Important privacy information

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Upper Patteson Avenue and adjacent re-zoning objections

The upper Patteson Avenue (near Kepa Rd) and adjacent area appears to be proposed to be re-zoned to 'Terrace Housing and Apartments'. There are multiple issues with the proposed re-zoning:

1. Public transport options in the area are inadequate for further intensification
    a. Roads in the area, including Kepa Rd and Patteson Rd, are single lane in each direction and not wide enough to accommodate bus lanes
    b. Buses get caught in peak time traffic jams as does the other traffic on Kepa Rd
    c. Peak time morning buses are often full and cannot pick up passengers from the local stops
    d. There are no other public transport options nearby
    e. It would make much more sense to re-zone the Mission Bay area near Tamaki Drive, which has wider roads, and bus lanes exist and additional bus lanes can be accommodated
2. Longstanding sea, Rangitoto and city views from the adjacent Kepa Road ridgeline including from public areas will be destroyed
3. The Eastridge 'mall' is just a New World and a few random shops set incongruously in a residential area, not a true local centre
4. The real local centre for Mission Bay is the area adjacent to Tamaki Drive, and it would be much more logical and based on evidence to further intensify and re-zone that area to encourage development of that area as the **true local centre**
5. Existing residential single dwelling homes on Kepa Rd, for example 232 Kepa Rd and 2/232 Kepa as specific examples, will be severely impacted as they are likely to be hemmed in on the East, West and North sides by multi-story apartment blocks on the adjoining sites, resulting in:
    a. loss of sun that will cause them to become unhealthy homes
    b. severe loss of privacy, and the ability to peacefully enjoy their properties
    c. loss of views in many cases
6. Life savings that have been invested in the large number of homes impacted as noted in point 5 will be lost due to the resulting loss of value of those homes compared to the average of homes elsewhere. This is a very severe adverse, and devastating effect for the families impacted by the proposed changes
7. The area is very hilly and steep, and is poorly suited to large multi-story apartments, for the following reasons, among others:
    a. large scale construction project issues
    b. water run-off issues (this has already been observed at one of the apartment blocks recently built on Kepa Rd, which is not even on a slope such as that in the proposed area)
    c. geological issues (eg, subsidence, landslides, etc)

#3547

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Oliver Hoffmann

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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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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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?** 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.

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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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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#3564

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Phoebe Meyer

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

Tell us why

No opinion

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

No opinion

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

No opinion.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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?** Support

Tell us why

I support saving heritage buildings in historical suburbs like Ponsonby, Remuera, Parnell and St Mary's bay.

If we lose these buildings, they will never come back and be lost to our culture forever.

Many office workers now WFH, making the need for more families to live in the city fringe completely irrelevant.

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

More areas have special character including Freeman's bay, Mt Eden, Remuera and Parnell.

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?** 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)

Save our heritage areas. I do not support high density living in heritage suburbs.

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.

#3578

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: Glen McCabe

Name of organisation/business: Ellerslie Residents Association

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

Tell us why

No Comment

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

No Comment

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Support with the proviso of retention of the existing

special character overlays in Ellerslie and other

potentially affected areas.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal 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 Comment

5. **What do you think of our proposal to apply the Terrace 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 Comment

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

The Ellerslie Residents' Association (ERA) acknowledges the current housing crisis across New Zealand, and particularly Auckland. Our stance is pro development and we fully support the building of more affordable houses. There are a number of new constructions underway in Ellerslie currently, including the Safari Development in Central Park, the Fletcher Building development in the Ellerslie Racecourse and the proposed Kainga Ora public housing development of multiple units in Arthur Street.

However, we do encourage this development to be determined wisely and with forethought for protection of those areas which are of special interest to Auckland's history and early development. These areas only account for a small portion of Auckland's land area as a whole, and of land near transport hubs. Notably, the impact of Covid lockdowns and the impact of more people largely working from home has left many commercial buildings in the centre of the city empty, presenting opportunities for redevelopment for affordable housing and revitalisation of the city centre by repurposing existing buildings.

Even if all Special Character areas are retained as present, the National Policy Statement on Urban Development still enables sufficient development to address the housing crisis and Auckland's housing needs for the foreseeable future.

The ERA therefore believes that such repurposing is preferable to the irreversible loss of Auckland's heritage in Special Character areas.

To that end, we strongly advocate for lowering the threshold proposed for residential character areas to be retained as a qualifying matter from 66% of the area to 50%. Doing so will retain small but significant areas of Auckland's heritage without significantly reducing the potential supply of affordable housing.

Alternatively, if we retained the 66% level but included properties that scored 4 and above (instead of the current 5 and above), much more of the history and character of our local areas would be preserved.

Our particular concern is that the heritage housing area in Ellerslie bounded by Ramsgate/Findlay/Hewson/Cawley Streets (see blue area in the map inserted in our signed pdf attached) be retained. It is currently proposed to lose its Special Character Overlay, and we strongly advocate for retention of this Overlay as a Qualifying Matter.

This area has a unique and long history which provides a special contribution to Ellerslie Village as an important part of our community. As the ERA website details, the Government owned 100 acres of Ellerslie and in 1905 passed the Workers' Dwellings Act that enabled quality houses to be built for workers on low incomes and to help people escape poor housing and high rents in the city suburbs. Ellerslie, along with Petone and Sydenham were the first settlements to be developed with houses built for railway workers and trades people and these still form the bulk of the houses in the Ramsgate/Findlay/Hewson/Cawley Streets block. These areas contain a number of examples of New Zealand's first state houses and represent a high social and historic significance both nationally and for the community of Ellerslie and is the key reason the area is recognised through the existing Special Character overlay. Removal of this overlay would potentially impact

the amenity value of the area, affecting trees, light and mental health of residents and the wider community.

The houses on the streets of Hewson and Findlay also share a uniformity of shape that has been strictly and consistently protected by council planners as they recognise that blocks of similar, intact design and quality are rare and greatly add to the amenity value of the area.

Finally, we are concerned that the parking component of the NPSUD was not consulted upon. On-street parking in Ellerslie has been limited for some time due to people parking in residential area to take the train and walk to the business parks on the west side of the station. Allowing intensive development without parking will only make this problem worse. This consultation should have allowed residents to express concerns about parking availability in specic areas of the city. We therefore request coordinated action with Auckland Transport to ensure that parking in residential areas remains available to residents to the greatest extent possible.

Aligned to this submission are two documents which validate the significance of the Special Character Overlay in the Ramsgate/Findlay/Hewson/Cawley Streets block. These documents will be emailed separately to unitaryplan@aucklandcouncil.govt.nz as directed below, as this form submission only allows one attachment.

The first is a Report presented to Parliament in 1909 by the then Minister of Labour, the Hon J.A. Miller on the work undertaken under the provisions of the Workers Dwellings Act (AtoJs Online > 1909 Session II > H-11b WORKERS' DWELLINGS (REPORT ON), BY THE HON. THE MINISTER OF LABOUR. Downloaded 24/04/22).

The second is a Heritage Evaluation Report prepared in 2017 by the Heritage Unit , Auckland Council.This Report primarily provides the rationale for classification as an Historical Heritage area of housing in Hobsonville. Appendix 4 A Comparative Analysis, pages 38 and 39 identifies the special character nature of the Ramsgate/Findlay/Hewson/Cawley Streets block houses, along with several other areas. (Clarks Lane Historic Heritage Area, Heritage Unit, Auckland Council, June 2017. Downloaded 24/04/22).

In summary, the Ellerslie Residents Association believes that the NPS-UD has sufficient potential for the development of affordable housing without the loss of Auckland’s heritage that removing Special Character areas entails.

The ERA strongly advocates for :

- Retention of the Special Character Overlay as a Qualifying Matter on the entire Ramsgate/Findlay/Hewson/Cawley Streets block and

- action with Auckland Transport to ensure that parking in residential areas remains available to residents to the greatest extent possible.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

We see no valid reason for the special character overlay not to be retained. We make the following comment on this option :

The ERA strongly advocate for lowering the threshold proposed for residential character areas to be retained as qualifying matter from 66% of the area to 50%. Doing so will retain small but significant areas of Auckland's heritage without significantly reducing the potential supply of affordable housing.

Alternatively, if we retained the 66% level but included properties that scored 4 and above (instead of the current 5 and above), much more of the history and character of our local areas would be preserved.

8. **What do you think of the proposed business special character areas that we have identified?** Other

Tell us why

No Comment

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 consequences of such development around Ellerslie on an aging and already problematic infrastructure will be immense. Included in the catchment are 10- and 100-year flood plains which proved disastrous for a number of residents of the Cawley/Hewson/Findlay Street area in particular in recent rain events. The Council is fully aware of the aging and potentially disastrous sewerage and drainage infrastructure in the Ellerslie area.

On a related point, the deposits of lava and scoria underneath Ellerslie as the result of volcanic eruptions present issues for multi-development. For example, it is known that a large multi-unit

development currently under construction in Ellerslie has experienced problems with water infrastructure and solid rock. Please contact us if you would like clarification on this point.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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 Comment

Important privacy information

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Ellerslie
RESIDENTS ASSOCIATION

ellerslieresidents@gmail.com
ellerslieresidents.co.nz
www.facebook.com/EllerslieResidentsAssociation/
4 May 2022

To: Auckland Council

Re: Submission on Auckland Council's preliminary response to the National Policy Statement on Urban Development (NPS-UD)

The Ellerslie Residents' Association (ERA) acknowledges the current housing crisis across New Zealand, and particularly Auckland. Our stance is pro development and we fully support the building of more affordable houses. There a number of new constructions underway in Ellerslie currently, including the Safari Development in Central Park, the Fletcher Building development in the Ellerslie Racecourse and the proposed Kainga Ora public housing development of multiple units in Arthur Street.

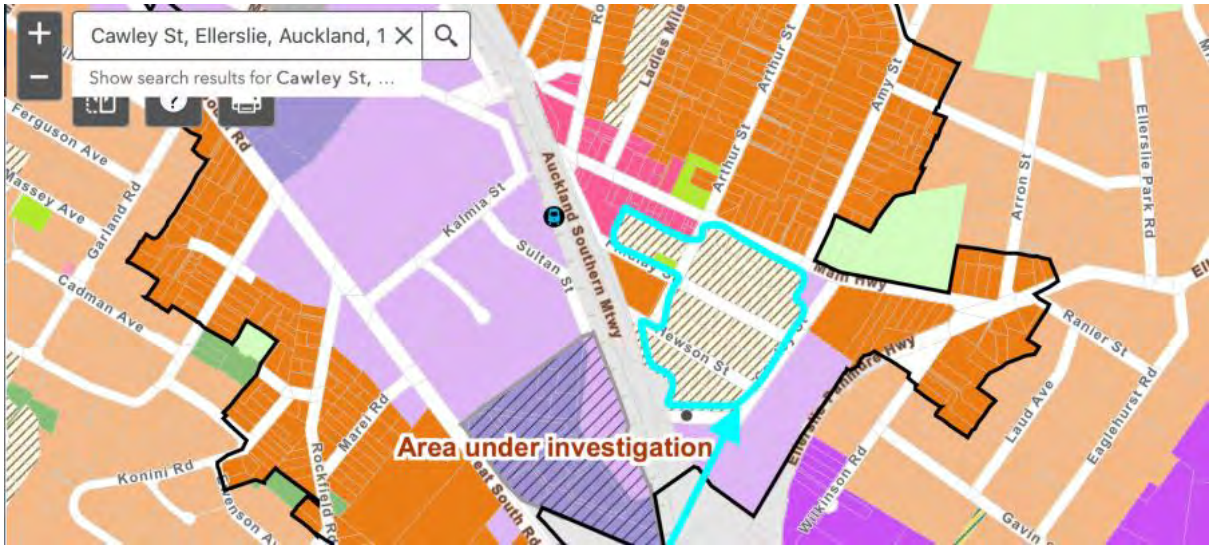
However, we do encourage this development to be determined wisely and with forethought for protection of those **areas which are of special interest** to Auckland's history and early development. These areas **only account for a small portion** of Auckland's land area as a whole, and of land near transport hubs.

Notably, the impact of Covid lockdowns and the impact of more people largely working from home has left many commercial buildings in the centre of the city empty, presenting opportunities for redevelopment for affordable housing and revitalisation of the city centre by repurposing existing buildings. Even if all Special Character areas are retained as present, the National Policy Statement on Urban Development still enables sufficient development to address the housing crisis and Auckland's housing needs for the foreseeable future. The ERA therefore believes that **such repurposing coupled with some rezoning of residential land is preferable to the irreversible loss of Auckland's heritage** in Special Character areas.

To that end, we strongly advocate for **lowering the threshold** proposed for residential character areas to be **retained as qualifying matter** from **66% of the area to 50%.** Doing so will retain small but significant areas of Auckland's heritage without significantly reducing the potential supply of affordable housing.

Alternatively, if Council retains the 66% level but included properties that scored 4 and above (instead of the current 5 and above), much more of the history and character of our local areas would be preserved.

Our particular concern is that the heritage housing area in Ellerslie bounded by Ramsgate/Findlay/Hewson/Cawley Streets (see blue area in the map below) be retained. It is currently proposed to lose its **Special Character Overlay**, and we strongly advocate for **retention** of this Overlay **as a Qualifying Matter**.



This area has a unique and long history which provides a special contribution to Ellerslie Village as an important part of our community. As the ERA website details, the Government owned 100 acres of Ellerslie, and in 1905 passed the Workers' Dwellings Act that enabled quality houses to be built for workers on low incomes and to help people escape poor housing and high rents in the city suburbs Ellerslie, Petone and Sydenham were the first settlements to be developed with houses built for railway workers and trades people, and these still form the bulk of the houses in the Ramsgate/Findlay/Hewson/Cawley Streets block. These areas contain a number of examples of New Zealand's first state houses and represent a **high social and historic significance both nationally and for the community of Ellerslie**. These are the key reasons the area is recognised through the existing Special Character overlay. Removal of this overlay would permit the loss of this highly-valued heritage, a heritage of which residents are proud, causing an irreversible and unarguable loss to residents and the wider community.

The houses on Hewson and Findlay Streets also share a uniformity of shape that has been strictly and consistently protected by Council planners as they recognise that blocks of similar, intact design and quality are rare and greatly add to the amenity value of the area.

In addition, the consequences of more intensive development around Ellerslie on an aging and already problematic infrastructure will be immense. Included in the catchment are 10- and 100-year flood plains which proved disastrous for a number of residents of the Cawley/Hewson/Findlay Street area in particular in recent rain events.

On a related point, the deposits of lava and scoria underneath Ellerslie as the result of volcanic eruptions present issues for multi-development. For example, it is known that a large multi-unit development currently under construction in Ellerslie has experienced problems with water infrastructure and solid rock. Please contact us if you would like clarification on this point.

Finally, we are concerned that the parking component of the NPS-UD was not consulted upon. On-street parking in Ellerslie has been limited for some time due to people parking in the residential area to take the train and walk to the business parks on the west side of the station. Allowing intensive development without parking will only make this problem worse. This consultation should have allowed residents to express concerns about parking availability in specific areas of the city. We therefore request **coordinated action with Auckland Transport to ensure that parking in residential areas remains available to residents to the greatest extent possible.**

Attached to this submission are two documents which validate the significance of the Special Character Overlay in the Ramsgate/Findlay/Hewson/Cawley Streets block.

The first is a Report presented to Parliament in 1909 by the then Minister of Labour, the Hon J.A. Miller on the work undertaken under the provisions of the Workers Dwellings Act (AtoJs Online > 1909 Session II > H-11b WORKERS' DWELLINGS (REPORT ON), BY THE HON. THE MINISTER OF LABOUR. Downloaded 24/04/22).

The second is a Heritage Evaluation Report prepared in 2017 by the Heritage Unit , Auckland Council This Report primarily provides the rationale for classification as an Historical Heritage area of housing in Hobsonville. Appendix 4 A Comparative Analysis, pages 38 and 39 identifies the special character nature of the Ramsgate/Findlay/Hewson/Cawley Streets block houses, along with several other areas. (Clarks Lane Historic Heritage Area, Heritage Unit, Auckland Council, June 2017. Downloaded 24/04/22).

In summary, the Ellerslie Residents Association believes that the NPS-UD **has sufficient potential for the development of affordable housing without** the loss of Auckland's heritage that **removing Special Character areas** entails.

The ERA strongly advocates for the following

- **retention of the Special Character Overlay as a Qualifying Matter on the entire Ramsgate/Findlay/Hewson/Cawley Streets block.**
- **lowering the threshold** proposed for residential character areas to be **retained as qualifying matter** from **66% of the area to 50%.** Doing so will retain small but significant areas of Auckland's heritage without significantly reducing the potential supply of affordable housing. Alternatively, if we retained the 66% level but included properties that scored 4 and above (instead of the current 5 and above), much more of the history and character of our local areas would be preserved.
- **action with Auckland Transport to ensure that parking in residential areas remains available to residents to the greatest extent possible.**

Yours faithfully,



Glen McCabe
Chair, Ellerslie Residents Association

1909.

NEW ZEALAND.

WORKERS' DWELLINGS

(REPORT ON), BY THE HON. THE MINISTER OF LABOUR.

Presented to both Houses of the General Assembly pursuant to Section 20 of "The Workers' Dwellings Act, 1908."

Wellington, 10th July, 1909.

I HAVE the honour to present herewith report of the Chief Advisory Officer under the Workers' Dwellings Act, on the work done under the provisions of the Act for the year ending the 31st March, 1909. Three returns giving information concerning the erection of these houses, cost of building, value of land, total rent, &c., are included in this report. There were only three houses to let at 31st March last. These were situated at Petone (Heretaunga Settlement).

J. A. MILLAR,
Minister of Labour.

SIR,— Wellington, 15th June, 1909.

I have the honour to report, in compliance with "The Workers' Dwellings Act, 1908," on the working of the Act, and the progress made during the year ending 31st March last.

A total of 26 houses were completed, or nearly completed, during the year, on the following settlements: Camelot Settlement, Sydenham (Christchurch), 11 houses; Heretaunga Settlement, Petone (Wellington), 3 houses; Lawry Settlement, Ellerslie (Auckland), 12 houses. The houses on the Lawry Settlement are nearing completion, and will probably be out of the builders' hands early. Full particulars regarding the houses completed, as to cost of erection, size, &c., will be found in returns included in this report. A further six houses are being built on the Walker Settlement, at Addington, near Christchurch. With the exception of these six and the three Petone dwellings, the houses were erected under the contract system.

There was a large number of tenants offering for the dwellings erected at the Camelot Settlement, Sydenham, and those applying had to submit to a ballot. I have no hesitation in saying that those successful at the ballot appear to be good reliable tenants, and those whom it was intended that the Act should specially benefit. A pleasing feature of this and the other settlements is the care generally given to the gardens and ground attached to the houses. Many of the tenants have not only laid out tasteful gardens, but have a neatly kept lawn or kitchen-garden in which to devote their spare time.

Up to the end of the period 108 dwellings have been erected and finished, and, counting the 12 houses at Ellerslie nearing completion, and the 6 in hand at Addington, there will be a total of 126. Of the 108 completed, 105 have been let, 3 at Petone remaining unlet on the 31st March last. The houses at Petone have been all let during the year, but the tenants have been either shifted to work in other towns or have had to move on in search of work. It is expected that the houses will soon be filled again.

An interesting experiment was made during the year in erecting two houses on the Heretaunga Settlement in ferro-concrete and one in wood. These were similar in design and finish, and, as a result of the experiment, I am inclined to favour the ferro-concrete houses, for the reasons that not only were they found to be nearly as cheap as wood, but they have the distinct

advantages of not costing nearly as much for future maintenance, being more weatherproof, and the insurance premiums are lower. The material used in the construction of these concrete houses was near at hand; in fact, the sand was on the site itself, and the shingle could be obtained for 50 per cent. less than city rates. These factors helped considerably in the saving on cost, and, after careful comparisons made between the cost of wooden and concrete dwellings, it was found that the latter had only cost about £6 more. It is expected that with more experience the labour item can be reduced somewhat on these ferro-concrete houses, because as the men get trained they can work more expeditiously.

The house generally favoured by tenants is the five-roomed. The illustrations attached to the report will show, more than words can convey, exactly the class of houses that have been built; but it might be as well to mention again that each house erected during the year has been fitted with the hot-water system, and special attention has been given to ventilation and sanitation. The houses at Ellerslie embody every possible convenience, even to window-blinds, and poles for clothes-lines, and, from their pleasant situation, general comfort, and convenience, should make ideal homes for those successful at the ballot.

An analysis of the occupations of the tenants already in the houses shows the following result: Bootmakers, 2; butchers, 2; bricklayers, 2; cabinetmakers, &c., 4; carpenters, 11; clerks, agents, &c., 15; cook, 1; drivers, 2; engineering trades, 8; gardeners, 4; grocers, 3; housewives, 5; labourers, 17; messengers, 3; painter, 1; printers, 5; railway employees, 3; storemen, 3; tailors, 2; warehousemen, 4. Other trades represented are—Blacksmith, carriage-painter, carriage-turner, contractor, fellmonger, picture-framer, pottery-moulder, and sail-maker.

The total expenditure under the Act during the year is shown in Return B of this report.

There have been several blocks under offer to the Department for the purposes of the Act, and in this connection I have visited and inspected land in the following places: Wanganui, Napier, Christchurch, and Wellington. Generally the report of the Board in each case was unfavourable to the purchase of such land, for the reasons, principally, that the price asked was too high, or the land was not suitably situated for the purpose, or there was no need for the dwellings because there were already houses available at reasonable rentals. In all cases where the land is available I am strongly of opinion that we should use the land set apart for this purpose before purchasing fresh areas.

The whole of the houses were designed by the Department's architect, Mr. Woburn Temple, and were erected under his supervision. Mr. F. W. Rowley, Deputy Chief Inspector of Factories, was appointed to a seat on the local Advisory Board during the period under review.

I have, &c.,

J. LOMAS,

Chief Advisory Officer.

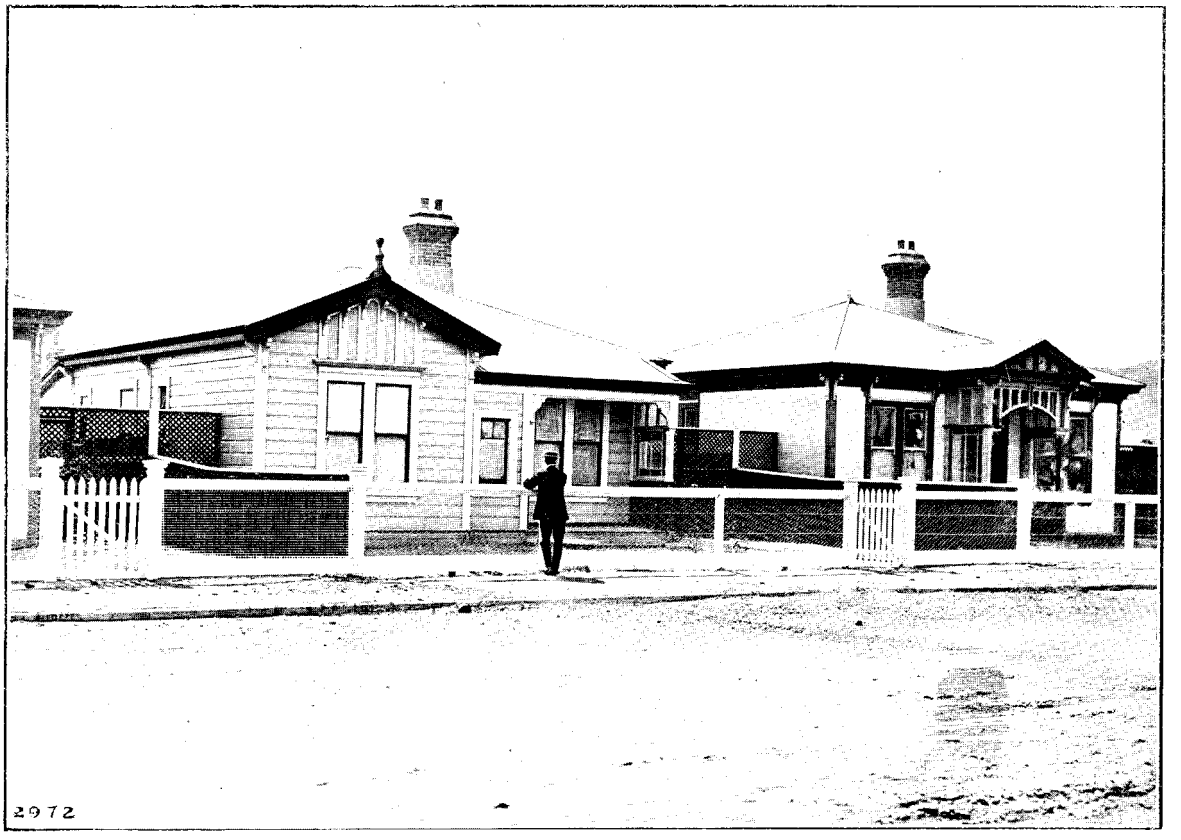
The Hon. the Minister of Labour.

A.

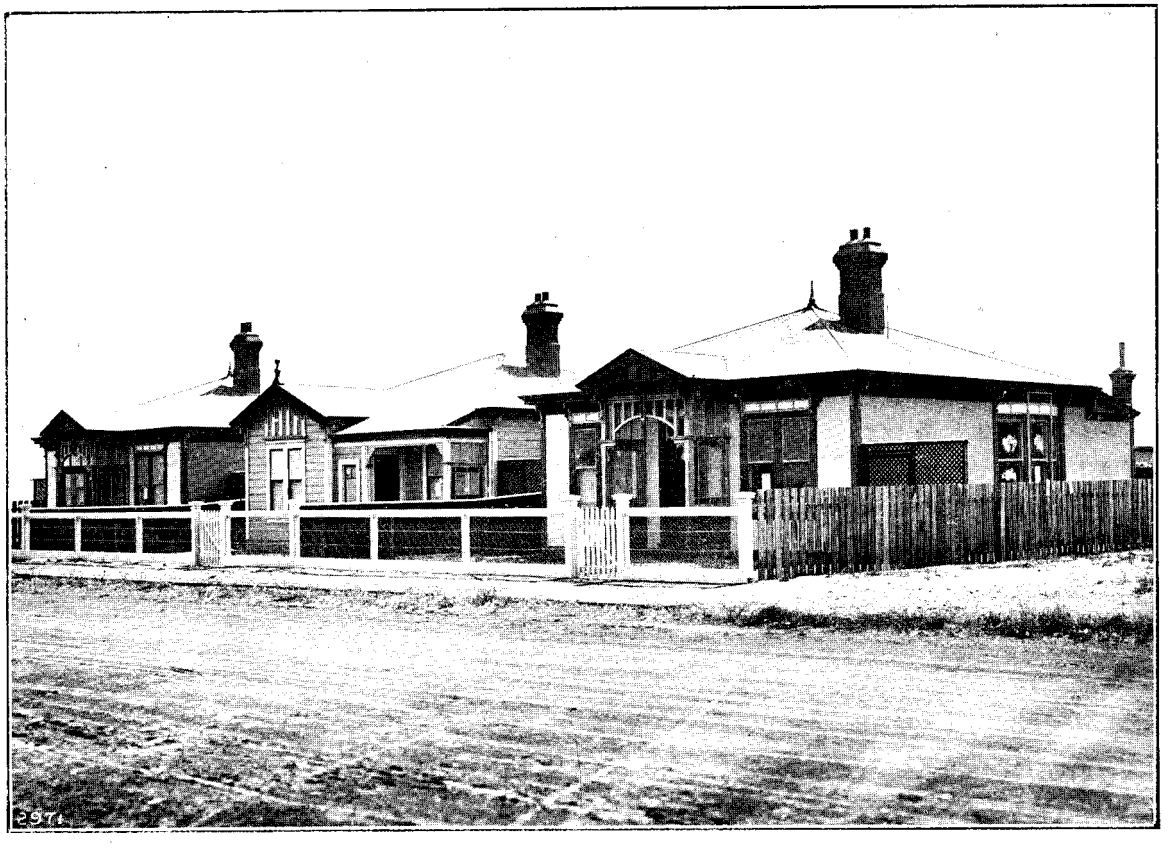
RETURN under Workers' Dwellings Act of Houses erected at Ellerslie and Otahuhu, Auckland.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Wash-house, and Bathroom.)	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates, &c.	Gross Weekly Rent.
	Area.	Frontage.								
					Ellerslie.					
	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	0 31	55 8	135 0 0	5	83 11 6	400 0 0	26 15 0	1 10 0	2 8 11	11 10
Grocer ..	0 32	66 0	130 0 0	5	87 1 6	410 0 0	27 0 0	1 19 8	2 11 7	12 2
Warehouseman ..	0 32	66 0	130 0 0	5	81 19 6	390 0 0	26 0 0	1 14 2	2 8 6	11 7
" ..	0 32	66 0	132 10 0	5	85 3 6	407 10 0	27 0 0	1 15 3	2 10 8	12 0
Storeman ..	0 32	66 0	132 10 0	5	87 1 6	407 10 0	27 0 0	1 15 0	2 11 7	12 0
Agent	0 32	66 0	130 0 0	5	83 11 6	400 0 0	26 10 0	1 10 0	2 9 5	11 9
Engineer ..	1 0	105 7	125 0 0	5	85 3 6	400 0 0	26 5 0	1 10 4	2 11 7	11 8
Inspector of Apiaries	1 10	49 6	130 0 0	5	81 19 6	390 0 0	26 0 0	1 18 8	2 8 6	11 8
Clerk	1 0	66 0	130 0 0	5	87 1 6	420 0 0	27 10 0	2 1 0	2 10 7	12 4
Gardener ..	1 0	66 0	130 0 0	5	80 15 6	385 0 0	25 15 0	1 18 0	2 7 8	11 7
Compositor ..	1 0	66 0	130 0 9	5	83 11 6	400 0 0	26 10 0	1 19 2	2 8 10	11 10
Upholsterer ..	1 0	66 0	125 0 0	5	81 19 6	390 0 0	25 15 0	1 18 8	2 8 6	11 7
Paper-ruler ..	1 0	66 0	125 0 0	5	87 1 6	415 0 0	27 0 0	2 1 0	2 10 3	12 2
Carpenter ..	1 2	118 6	120 0 0	5	80 15 6	380 0 0	25 0 0	1 18 0	2 7 8	11 3
Tailor	1 0	182 1	115 0 0	5	87 1 6	420 0 0	26 15 0	1 11 4	2 10 5	11 10
Railway signalman	0 25	135 2	90 0 0	5	80 15 6	395 0 0	24 15 0	1 16 0	2 10 0	11 0
Cook	0 19	66 0	90 0 0	5	87 1 6	425 0 0	25 15 0	1 18 6	2 7 9	11 7
Bricklayer ..	0 26	69 10	120 0 0	5	85 3 6	405 0 0	26 5 0	1 10 6	2 9 3	11 8
Wife of a carpenter	0 31	67 7	135 0 0	5	81 19 6	385 0 0	26 0 0	1 13 3	2 11 0	11 8
					Otahuhu.					
Railway porter ..	1 39	92 9	100 0 0	5	92 13 2	440 0 9	27 0 0	1 12 1	2 5 0	11 10
Labourer ..	1 39	92 9	100 0 0	5	85 9 11	420 0 0	26 0 0	1 10 4	2 5 0	11 5
Bootmaker ..	1 11	66 0	90 0 0	5	88 3 7	430 0 0	26 0 0	1 10 9	2 5 0	11 5
Grocer ..	1 15	155 1	100 0 0	5	87 9 11	430 0 0	26 10 0	1 10 4	2 5 0	11 8
Collector ..	1 0	87 9	90 0 0	5	87 1 1	420 0 0	26 10 0	1 10 4	2 5 0	11 8

"WORKERS' DWELLINGS ACT, 1908."

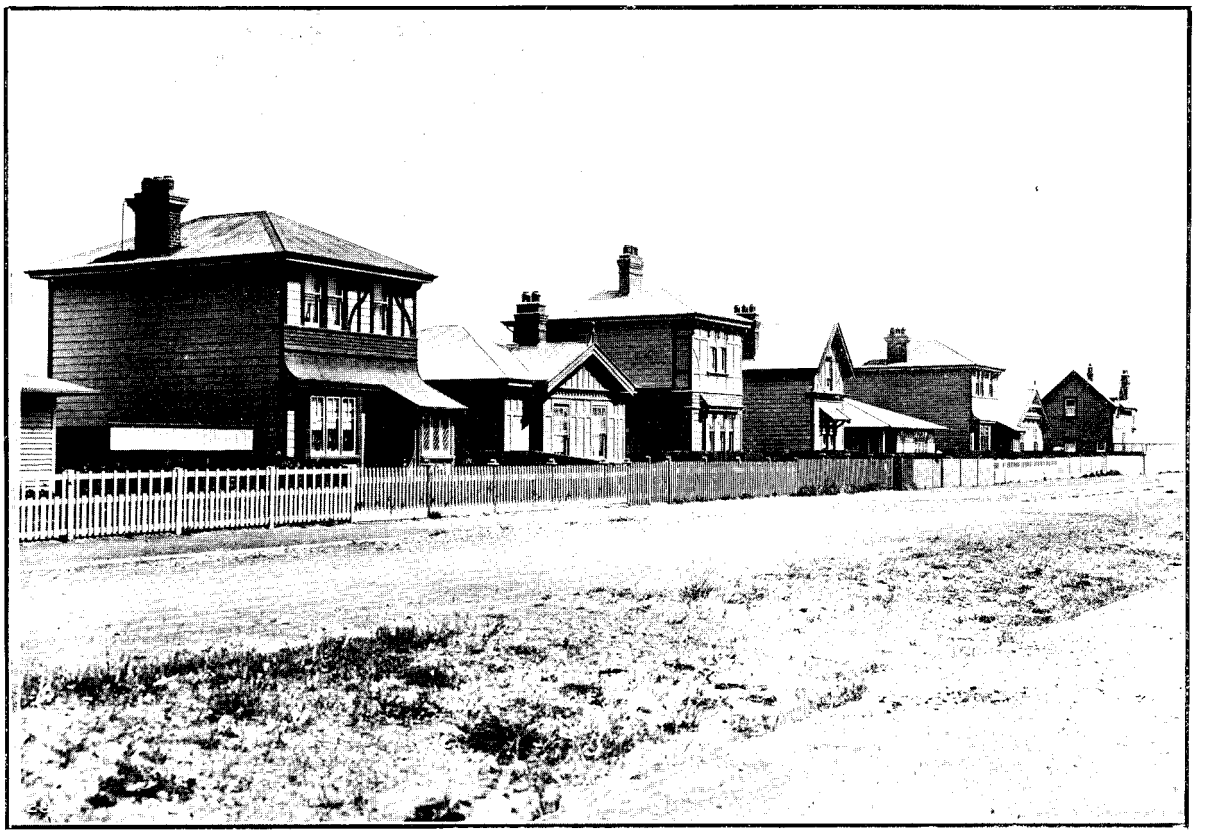


PETONE, WELLINGTON.
5 rooms. Rents, 12s. 5d. and 12s. 7d. per week, including rates and insurance.



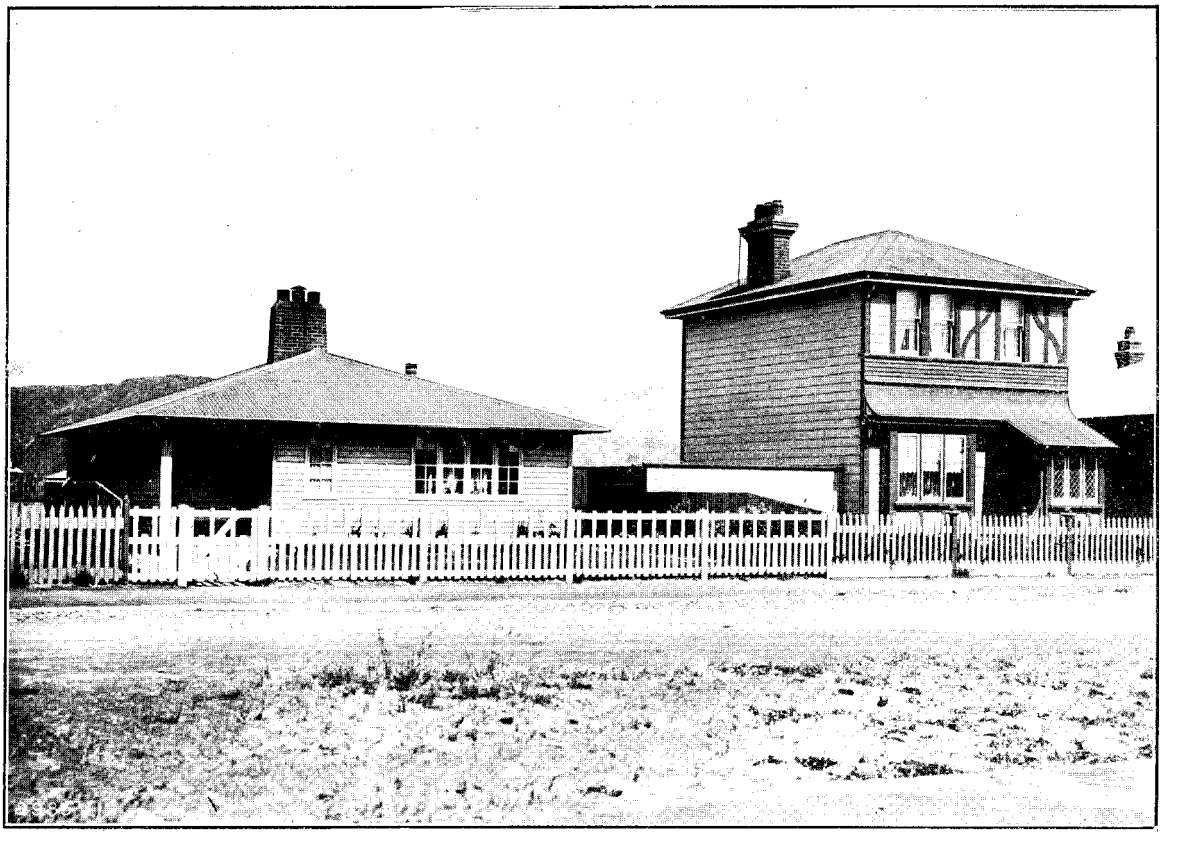
PETONE, WELLINGTON.
5 rooms. Rents range from 12s. 5d. to 12s. 7d. per week, including rates and insurance.

#3578



PETONE, WELLINGTON.

5 rooms. Rents range from 11s. 7d. to 12s. 6d. per week, including rates and insurance.



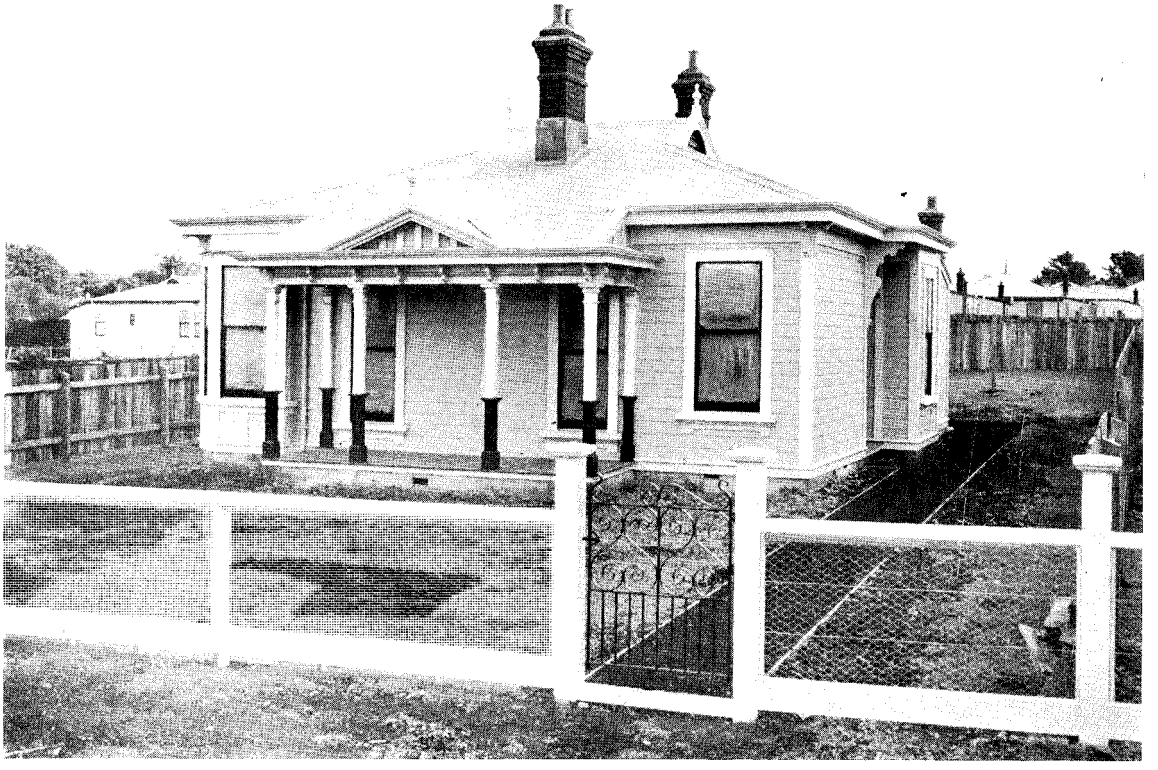
PETONE, WELLINGTON.

5 rooms. Rents, 12s. 1d. and 12s. 6d., including rates and insurance.

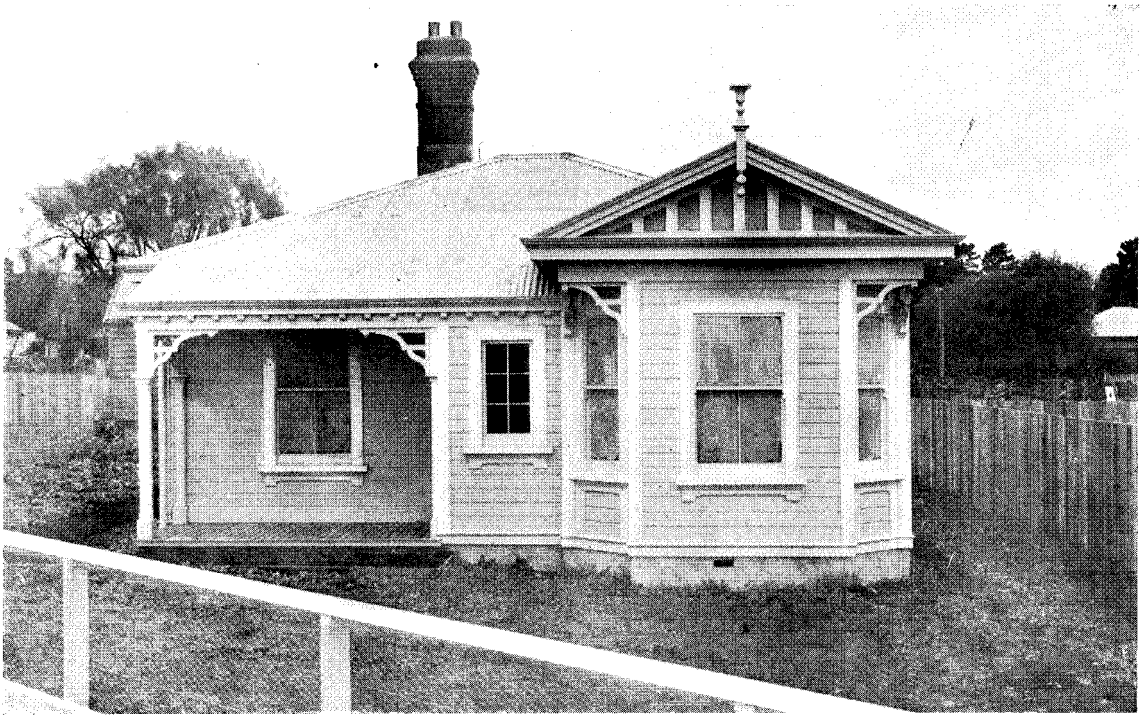
"WORKERS' DWELLINGS ACT, 1908."



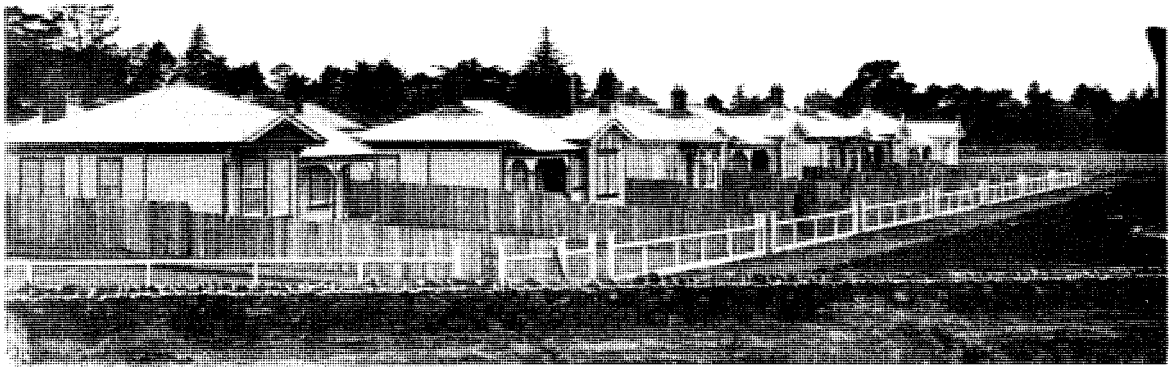
ELLERSLIE, AUCKLAND.
4 rooms. Rent, 12s. 4d. per week.



ELLERSLIE, AUCKLAND.
5 rooms. Rent, 13s. 7d. per week.



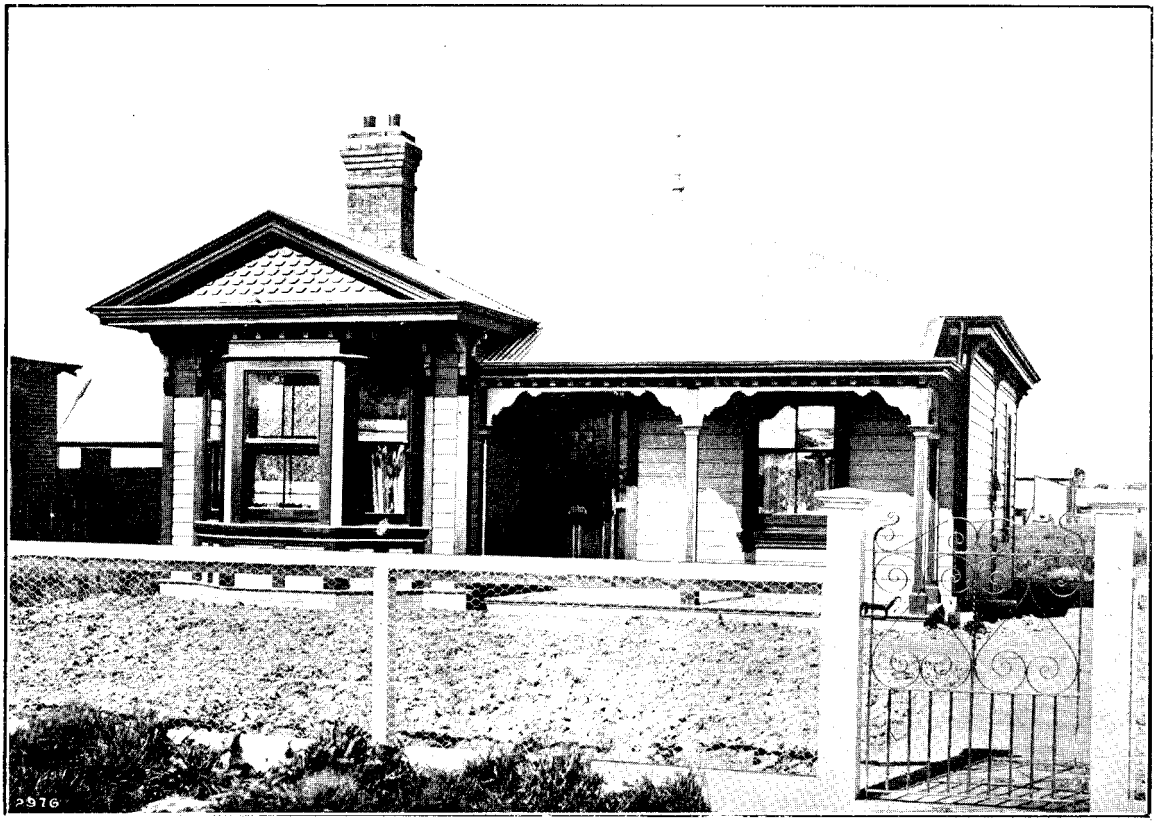
ELLERSLIE, AUCKLAND.
5 rooms. Rent, 13s. 8d. per week.



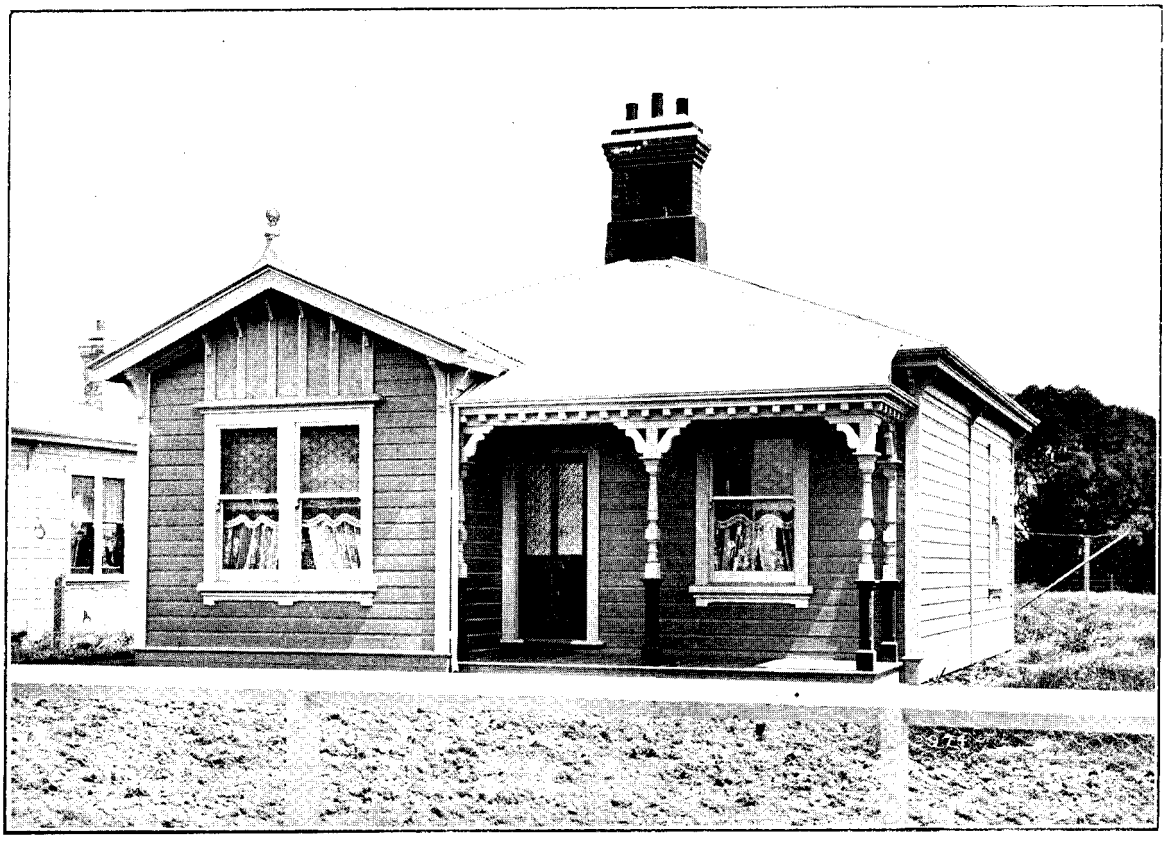
GROUP OF DWELLINGS AT ELLERSLIE, AUCKLAND.
4 and 5 rooms. Rents, from 12s. 4d. to 13s. 10d. per week.



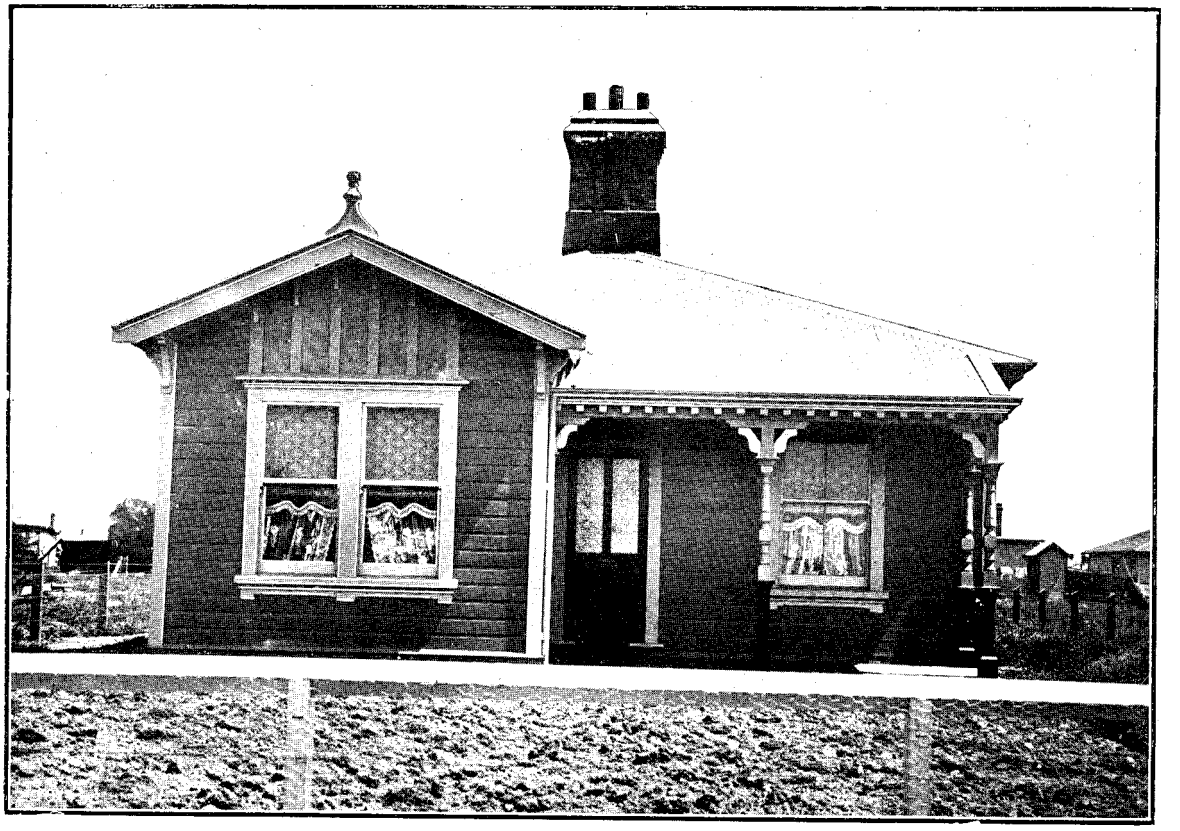
ELLERSLIE, AUCKLAND.
4 and 5 rooms. Rents, from 12s. 4d. to 13s. 10d. per week.



SYDENHAM, CHRISTCHURCH.
5 rooms. Rent, 10s. 6d. per week.



SYDENHAM, CHRISTCHURCH.
4 rooms. Rent, 9s. 4d. per week.



SYDENHAM, CHRISTCHURCH.
4 rooms. Rent, 9s. 4d. per week.

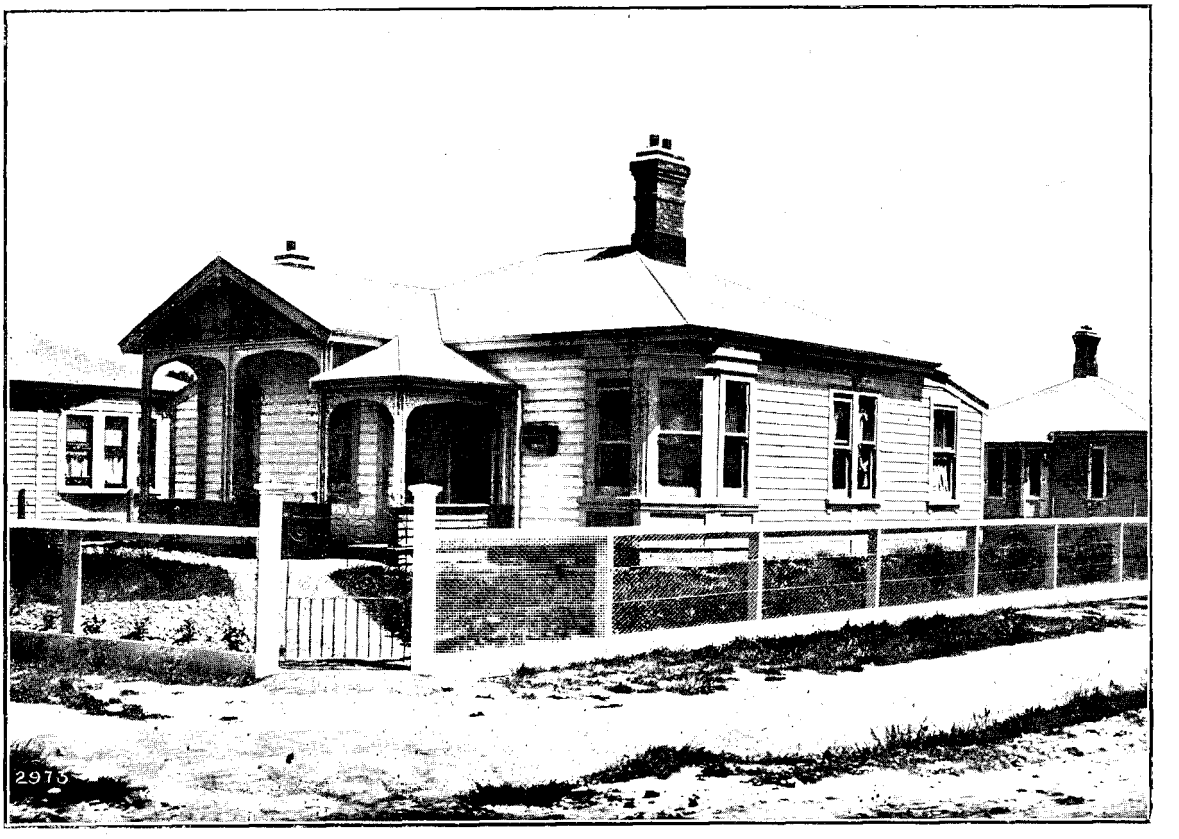


SYDENHAM, CHRISTCHURCH.
5 rooms. Rents range from 9s. 6d. to 10s. 6d. per week.

"WORKERS' DWELLINGS ACT, 1908."



SYDENHAM, CHRISTCHURCH.
4 and 5 rooms. Rents range from 9s. 4d. to 10s. 9d. per week.



SYDENHAM, CHRISTCHURCH.
6 rooms. Rent, 11s. 4d. per week.



SYDENHAM, CHRISTCHURCH.
4, 5 and 6 rooms. Rents range from 9s. 1d. to 11s. 1d. per week.



SYDENHAM, CHRISTCHURCH.
6 rooms. Rent, 11s. 1d. per week.

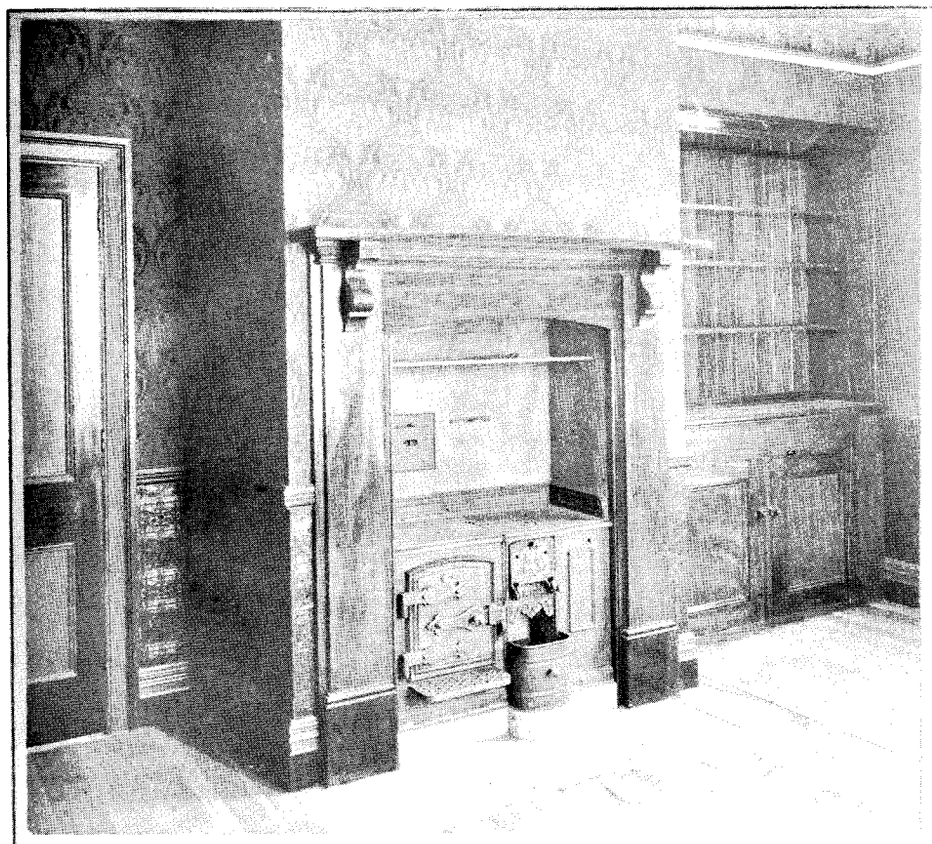
#3578

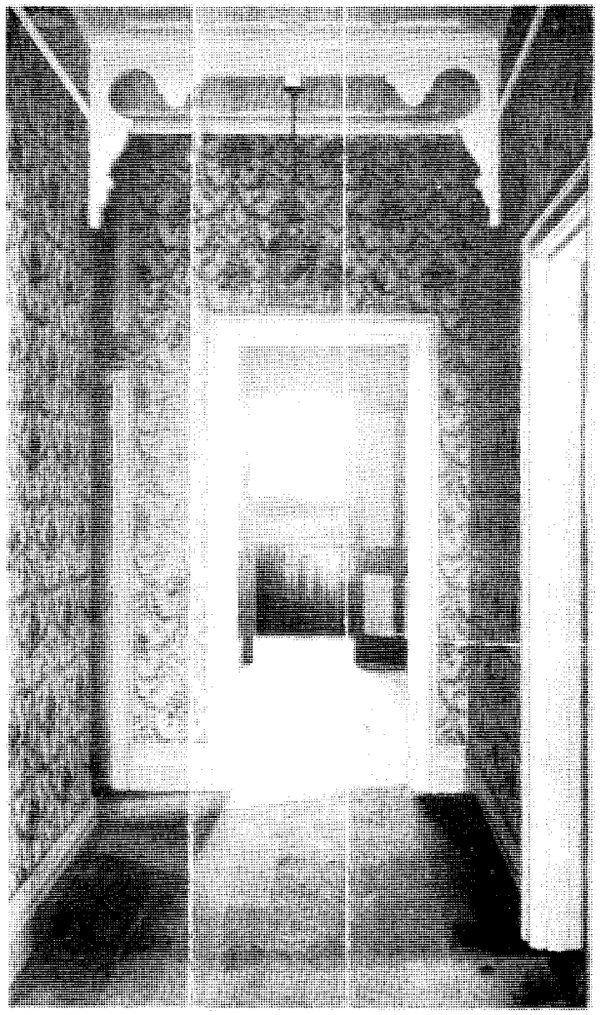
"WORKERS' DWELLINGS ACT, 1908."

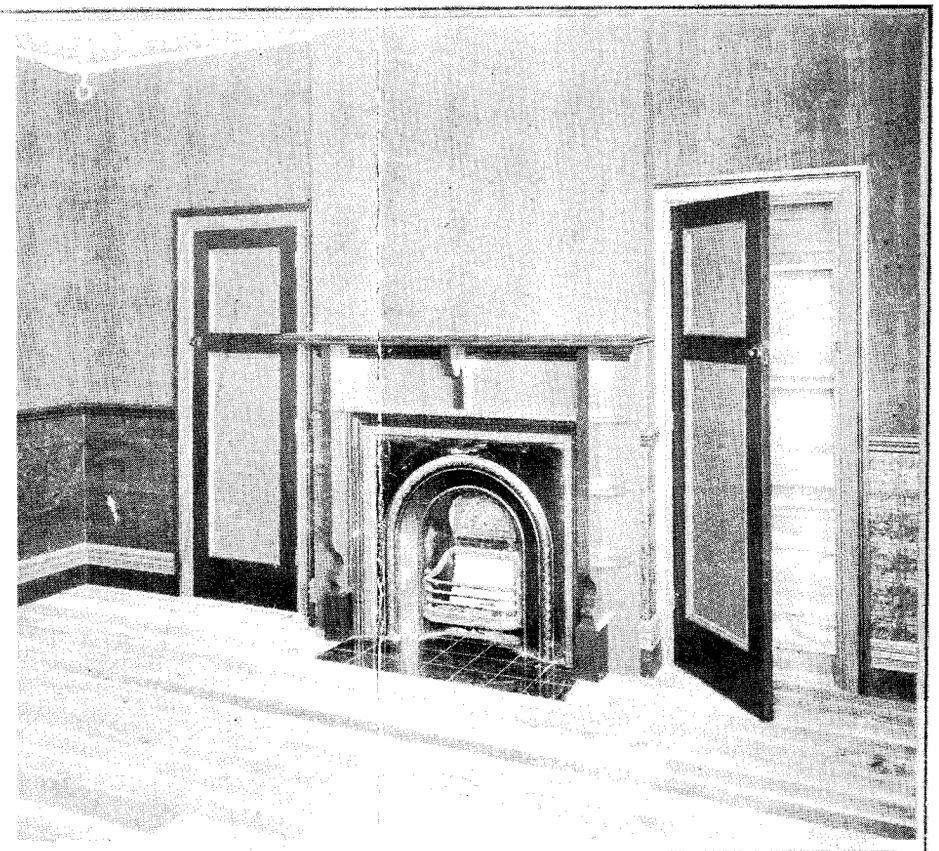
Interior living-room, 4-roomed house.

Typical Hall.

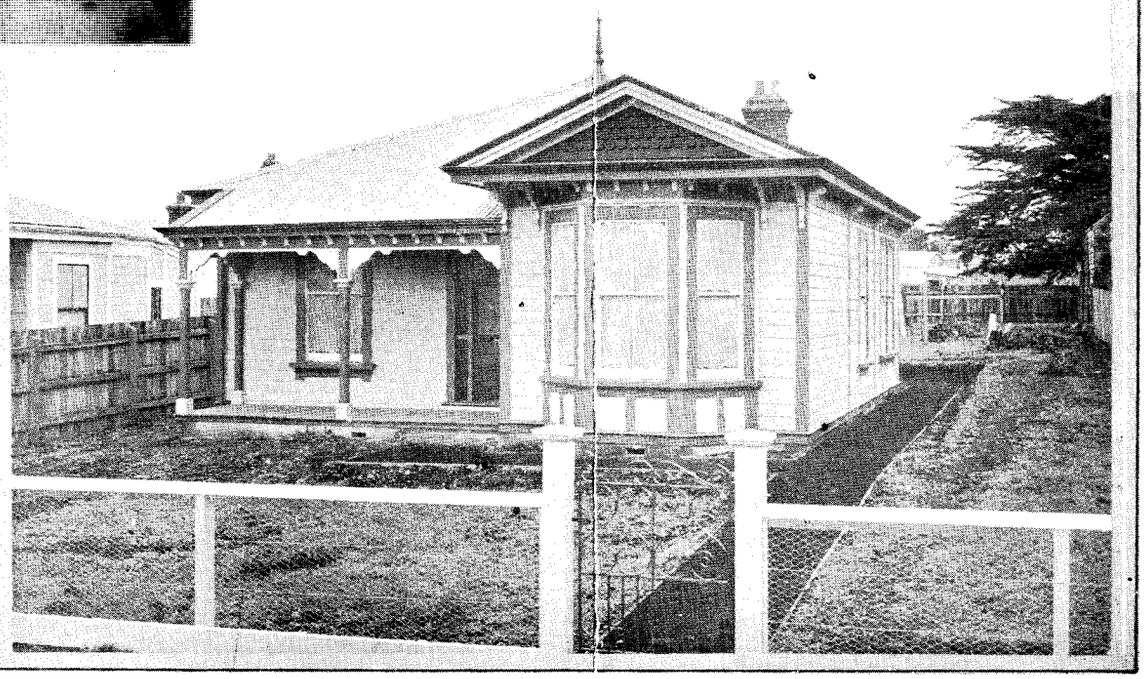
Interior living-room, 5-roomed house.











4 rooms. Rent, 12s. 7d. per week.

5 rooms. Rent, 13s. 4d. per week.

E. IERSTAD, AUCKLAND.

H. 11B.
#3578

RETURN under Workers' Dwellings Act of Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bath-room).	Cost per Living-room (exclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage								
	Heretaunga Settlement, Petone.									
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Machinist ..	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Carpenter ..	18·0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Storeman ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Engine-driver	14·7	40 0	100 0 0	5	86 13 0	433 5 0	26 13 3	2 5 7	3 0 3	12 3
Painter ..	13·3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Labourer ..	14·7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 8
Printer ..	14·7	40 0	100 0 0	5	86 6 0	431 10 0	26 11 6	2 1 0	3 0 3	12 2
Butcher ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 0
Bookbinder ..	14 7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Labourer ..	18·0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Slaughterman	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Loom-turner	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Carpenter ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 6
Striker ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 6
Housewife ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Stockbuyer ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Pattern-maker	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Custodian ..	14·7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
Warehouseman	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Carriage-trimmer	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Housewife ..	14 7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Striker ..	14·7	40 0	100 0 0	5	109 12 0	548 0 0	27 12 6	1 13 4	3 2 2	12 5
Fireman ..	14·7	40 0	100 0 0	5	110 16 0	554 0 0	28 19 0	0 12 10	3 2 2	12 7
Storeman ..	14·7	40 0	100 0 0	5	110 16 0	554 0 0	28 19 0	0 12 10	3 2 2	12 7
	Coromandel Street, Wellington.									
Insurance agent	8·73	31 8	263 10 0	6	81 15 7	490 13 6	40 6 0	1 3 4	4 3 6	17 6
Clerk ..	8·63	31 4	255 13 9	6	81 15 7	490 13 6	39 13 0	1 6 10	4 3 0	17 4
Driver ..	8·63	31 4	255 13 9	6	81 15 7	490 13 6	39 13 0	1 6 10	4 3 0	17 4
Cabinetmaker	8·32	30 2	255 13 9	6	81 15 7	490 13 6	39 13 0	1 15 0	3 19 6	17 5
Messenger ..	10·52	37 0	252 13 6	4	102 7 10½	409 11 6	35 2 0	0 17 9	3 17 0	15 4
Carpenter ..	10·55	37 0	252 13 6	4	98 5 4½	393 1 6	34 5 0	1 8 9	3 17 0	15 2
Compositor ..	10·57	37 0	252 13 6	4	102 7 10½	409 11 6	35 2 0	0 17 9	3 17 0	15 4
Clerk ..	12·76	44 7	301 0 0	5	96 7 1½	481 15 7	41 5 0	1 15 3	4 9 0	18 3
Clerk ..	8·44	31 7	201 0 0	5	90 9 0	452 5 0	34 15 0	1 12 2	3 5 0	15 3
Foreman ..	8·73	31 8	201 0 0	5	90 9 0	452 5 0	34 15 0	1 8 0	3 5 0	15 1
Carpenter ..	8·73	31 8	201 0 0	5	90 9 0	452 5 0	34 15 0	1 12 2	3 5 0	15 3
Stevedore ..	8·34	30 4	201 0 0	5	90 9 0	452 5 0	34 15 0	1 8 0	3 5 0	15 1

RETURN under Workers' Dwellings Act of Houses erected at Camelot Settlement, Sydenham, Christchurch.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building (including Fencing and Extras).	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
	R. P.	Links.	£		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Gardener ..	1 4·6	231·43	90	5	82 0 0	410 0 0	25 0 0	1 1 0	2 18 3	11 1
Wife of coach-driver	0 36·2	80	85	5	81 0 0	405 0 0	24 10 0	1 1 7	2 18 0	10 11
Carter ..	1 0·9	80	90	5	81 0 0	405 0 0	24 15 0	1 1 7	3 1 7	11 1
Picture-framer	0 30·7	80	80	5	92 19 0	464 15 4	27 6 0	1 3 10	1 10 5	11 7
Letter-carrier	0 30·7	80	80	5	81 0 0	405 0 0	24 5 0	1 1 7	2 13 2	10 9
Joiner ..	0 30·6	80	80	5	82 0 0	410 0 0	24 10 0	1 1 7	2 18 4	10 11
Upholsterer ..	0 30·7	80	75	5	81 0 0	405 0 0	24 0 0	0 16 10	2 9 11	10 6
Clerk ..	1 2·7	96	80	5	93 0 0	465 0 0	27 5 0	0 9 10	2 15 5	11 9
Coach-painter	1 3·6	184·98	80	5	82 0 0	410 0 0	24 10 0	0 16 10	2 14 9	10 10
Sail-maker ..	0 38	338·65*	90	6	83 16 7	502 19 6	30 0 0	1 1 0	1 17 9	12 8
Salesman ..	0 30·6	80	80	5	93 0 0	465 0 0	27 5 0	0 9 10	2 15 5	11 9
Tailor ..	0 30·6	80	80	5	92 19 0	464 15 4	27 6 0	1 6 0	1 10 5	11 7
Nurseryman ..	0 35·7	80	85	5	81 0 0	405 0 0	24 10 0	1 1 7	2 14 9	10 11
Carpenter ..	0 35·7	80	85	5	81 0 0	405 0 0	24 10 0	1 1 7	2 15 1	10 11
Pottery-mould-r	0 33·2	80	75	5	97 4 10	486 4 0	28 4 0	1 0 5	1 11 9	11 10
Life-assurance agent	0 37·8	337·32*	80	6	83 16 7	502 19 6	29 8 0	1 5 8	1 17 9	12 6
Railway employee	0 30·5	80	70	4	102 11 4	410 5 4	24 6 0	1 0 7	1 10 5	10 4
Carpenter ..	0 30·5	80	70	4	103 10 9	414 3 0	24 6 0	1 0 9	1 10 5	10 4
Timberyard-man	0 35·6	80	75	5	97 4 10	486 4 0	28 4 0	1 5 0	1 11 9	11 11
Lineman ..	0 35·6	80	75	4	102 19 2	411 16 10	24 12 0	1 0 8	1 11 9	10 6
Labourer ..	1 3·8	80	80	4	103 10 9	414 3 0	24 18 0	1 0 9	1 14 9	10 8
Wharf labourer	1 3·8	80	80	5	94 10 6	472 12 10	27 18 0	1 4 5	1 14 9	11 4
Carpenter ..	1 1·7	100·19	95	5	92 0 0	460 0 0	27 15 0	0 9 10	2 16 8	11 11
Bootmaker ..	0 38·7	93	90	5	82 0 0	410 0 0	25 0 0	0 16 10	2 13 2	11 0

* Double frontage.

#3578

RETURN under Workers' Dwellings Act of Houses erected at Windle Settlement, Dunedin.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (excluding Scullery, Washhouse, and Bathroom).	Cost per Living-room (including Conveniences).	Total Cost of Building.	Annual Rent.	Insurance, Rates, &c.	Gross Weekly Rent.
	Area.	Frontage.							
	R. P.	Links.	£		£	£	£ s. d.	£ s. d.	s. d.
Upholsterer ..	0 18·6	112·8	75	5	81	405	24 0 0	1 3 4	2 0 4	10 6
Blacksmith ..	0 18·7	98	75	5	81	405	24 0 0	1 3 4	2 0 4	10 6
Carpenter ..	0 24·8	130	90	5	82	410	25 0 0	1 3 4	2 2 6	10 11
Ironworker ..	0 18·3	63·4	90	5	82	410	25 0 0	1 3 4	2 2 6	10 11
Housewife ..	0 18·3	63·3	90	5	82	410	25 0 0	1 3 4	2 2 6	10 11
Assurance agent	0 18·3	63·3	90	5	84	420	25 10 0	1 8 0	2 3 0	11 3
Labourer ..	0 20·2	70	100	5	80	400	25 0 0	1 8 0	2 2 6	11 0
Labourer ..	0 20·2	70	100	5	82	410	25 10 0	1 8 0	2 4 8	11 3
Fellmonger ..	0 20·2	70	100	5	80	400	25 0 0	1 9 2	2 2 6	11 0
Labourer ..	0 14·4	50	75	5	84	420	24 15 0	1 9 2	2 2 6	10 11
Grocer ..	0 14·4	50	80	5	84	420	25 0 0	1 3 4	2 3 0	10 11
Mechanical engineer	0 24·9	75	110	5	82	410	26 0 0	1 12 8	2 2 6	11 5
Labourer ..	0 26·8	75	105	5	81	405	25 10 0	1 12 8	2 2 6	11 3
Gardener ..	0 28·9	75·5	105	5	79	395	25 0 0	1 12 8	2 2 6	11 1
Labourer ..	0 31·2	76·5	105	5	81	405	25 10 0	1 15 0	2 2 6	11 4
Labourer ..	0 33·1	76·5	110	5	82	410	26 0 0	1 17 6	2 2 6	11 7
Labourer ..	0 35	76·5	110	5	80	400	25 10 0	1 15 0	2 2 6	11 4
Clerk ..	0 37	76·5	115	5	83	415	26 10 0	1 17 6	2 4 7	11 9
Bricklayer ..	1 00·2	79·4	115	5	81	405	26 0 0	1 12 8	2 2 6	11 6
Contractor ..	0 21·2	62·2	85	5	79	395	24 0 0	1 12 8	2 0 4	10 8

B.

RETURN in accordance with Section 20 of "The Workers' Dwellings Act, 1905."

	£ s. d.
Amount expended in acquiring land for workers' dwellings, 1908–9	Nil.
Amount expended out of Land for Settlements Fund in erecting dwellings and in preparing land for dwellings	6,349 15 7
Amount expended out of Labour Department vote upon ordinary Crown lands	5,916 11 6
Total	£12,266 7 1

The total number of dwellings erected is 108.
The total number leased to 31st March last, 105.
Number leased under section 9 of "The Workers' Dwellings Act, 1908," 64.

C.

RETURN showing the dwellings erected and rents outstanding in the several chief cities are as follows:—

District.	Erected.	Leased.	Rents outstanding as at 31st March, 1909.	
			Exclusive of Current Payments.	Inclusive of Current Payments.
			£ s. d.	£ s. d.
Otahuhu and Ellerslie, Auckland ...	24	24	10 9 7	30 2 1
Petone, Wellington	28	25	...	...
Coromandel Street, Wellington ...	12	12	...	...
Sydenham, Christchurch	24	24	24 9 9	42 3 5
Windle, Dunedin	20	20	33 2 11	64 5 2
	108	105	68 2 3	136 10 8
			£204 12 11*	

* Up to the 9th June £151 9s. 4d. of this amount has been paid.

Approximate Cost of Paper.—Preparation, not given; printing (2,000 copies, including Illustrations), £30 4s.

By Authority: JOHN MACKAY, Government Printer, Wellington.—1909.

Price 9d.]

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Historic Heritage Evaluation

Clarks Lane
Historic Heritage Area



Prepared by Heritage Unit, Auckland Council

Final – June 2017

Historic Heritage Evaluation

Clarks Lane Historic Heritage Area

Prepared by Auckland Council Heritage Unit

June 2017 (Final version – updated July 2017)

Cover image: Clarks Lane, Hobsonville (Auckland Council, April 2017)

1.0 Purpose

The purpose of this document is to evaluate the dwellings located in Clarks Lane, Hobsonville, against the criteria for scheduling as an Historic Heritage Area (HHA). The majority of the buildings are currently scheduled as individual places and are included as such in the Auckland Unitary Plan (Operative in Part) (AUP(OIP)). This summary evaluation now considers the wider group values of this collection through the opportunity of the Whenuapai Structure Plan process.

This document has been prepared by Elise Caddigan, Specialist Built Heritage, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	3, 4, 5, 6, 7, 9 and 10 Clarks Lane, Hobsonville
Legal description and Certificate of Title identifier	LOT 7 DP 411781 / 443912; LOT 4 DP 411781 / 443909; LOT 6 DP 411781 / 443911; LOT 3 DP 411781 / 443908; LOT 5 DP 411781 / 443910; LOT 1 DP 411781 / 443906; LOT 2 DP 411781 / 443907
NZTM grid reference	Northing: 1746888, Easting: 5926699 (taken from the approximate centre of the Lane).
Ownership	CR Puketapu & KD Hickey; S Reid & K Walker & A Walker; SD Woodward & JA Walsh; M Chang & T Lu; Luke Charles MacDonald; WE Hanlen & IR Hanlen & Hanlen Trustee Limited & MI Hanlen & MJ Orr; Yue Liu
Unitary Plan zoning	Auckland Unitary Plan (Operative in Part): Future Urban
Existing scheduled item(s)	00096: 7 Clarks Lane (Church); 00135: 9 Clarks Lane (Worker's Dwelling); 00246: 5 Clarks Lane (Worker's Residence); 00247: 4 Clarks Lane (Worker's Residence); 00248: 6 Clarks Lane (Worker's Residence); 00249: 10 Clarks Lane (Worker's Residence). All above listed scheduled places are Category B, with the interiors of all buildings excluded.
Additional controls	Airspace Restrictions Designation High-use Aquifer Management Areas Overlay Macroinvertebrate Community Index
NZHPT registration details	NA
Pre-1900 site	No

(HPA Section 2a(i) and 2b)	The place is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values, however it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity.
CHI reference/s	2300, 3527, 3792, 12874, 12875, 12876, 12877
NZAA site record number/s	NA

Constraints

- This evaluation does not assess the potential archaeological values of the place.
- This evaluation does not assess the structural integrity or the condition of the buildings, all comments are based on visual inspection only.
- This evaluation does not include an evaluation of the importance of the place to mana whenua.
- Buildings have been generally viewed from the streetscape and do not generally consider the interior.
- Site visits in relation to the production of this HHA report were undertaken on 12 April 2017.

Historical summary

3.1 Early History

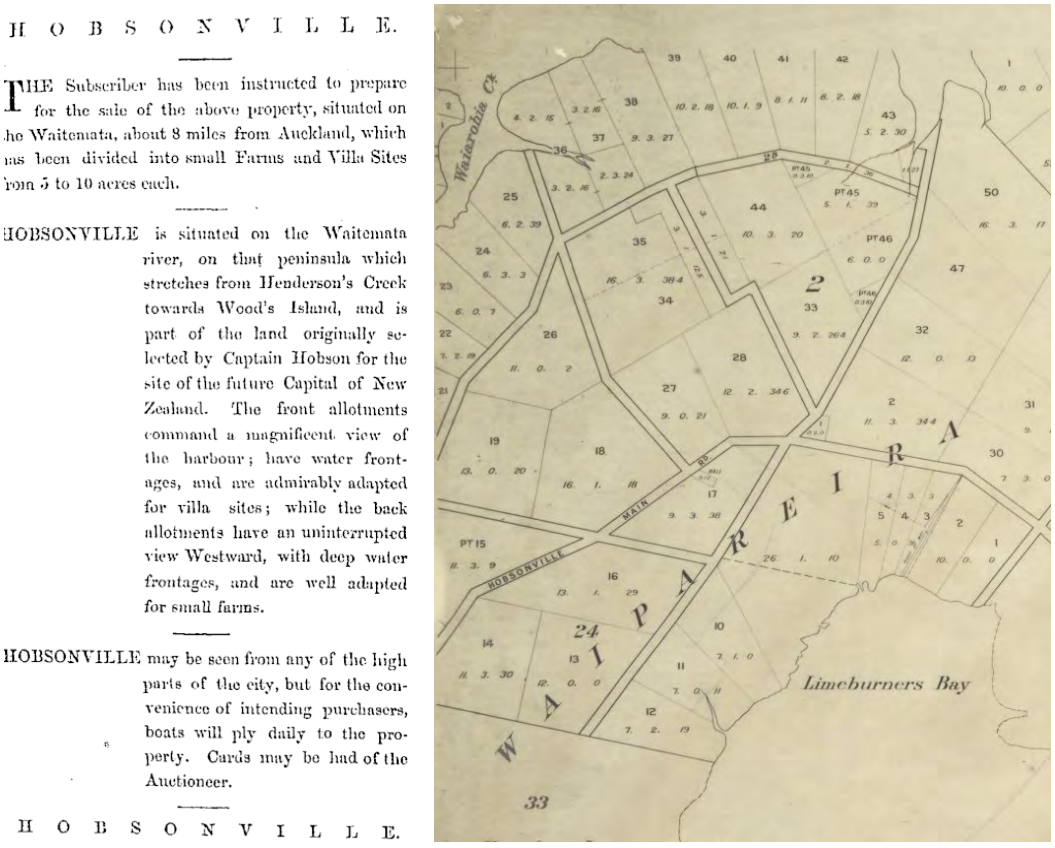
Hobsonville lies within the Waipareira block acquired by the Crown from Ngati Whatua in 1853, and is described on an 1854 hydrographical chart as undulating fern land.[1] Rice Owen Clark was reportedly the first European settler in the area in the mid-1850s and donated a significant amount of land, resources and money to establish Hobsonville as an important centre in the Upper Harbour district. By 1908, Hobsonville was the only west Auckland settlement besides New Lynn to be eligible to become a town district. In that year R.O. Clark and others presented a town district petition to the Waitemata County Council and were successful.

R.O. Clark unsuccessfully attempted to farm his land until he fashioned and implemented field tiles using clay, tree branches and a hot fire; the resulting tiles facilitated the effective draining of his fields. Neighbouring farmers soon requested their own tiles from Clark and he established a pipe-making enterprise in 1862 manufacturing field tiles. Clark's agricultural success with his homemade tiles encouraged him to begin a large local industry specialising in bricks and tiles. By 1885, Clark's yard was producing up to 60,000 bricks per week to supply Auckland's building boom. By 1900, R.O. Clark Limited had developed into the largest producer of bricks, field tiles and other pottery wares in west Auckland.

[1] Turton, H. Hanson, *Maori Deeds of Land Purchases of New Zealand: Volume One*, 1877, C.L.O, no. 126, Waipareira Block, Auckland District, 284

R.O. Clark's son, R.O. Clark II took over the business in 1876 and following R.O. Clark's death in 1896 his son consolidated the company's lead in stoneware manufacturing. In the 1890s, competition amongst the makers of bricks was fierce and manufacturers began to look for ways of beating their rivals. Following the introduction of competitors, Clark relied upon the pipe-making side of his business and became the market leader in price and quality for this product. The Clarks invented and began to produce a range of ceramic building blocks. The block was a large hollow rectangular brick with a vertical divider and was the precursor to the modern concrete block technology.[2] Competition for the market increased with the introduction of more rival firms in the early twentieth century. During this time R.O. Clark II died (1905) and the company was led by R.O. Clark III and his brother, Thomas Edwin Clark. R.O. Clark III embarked on an ambitious expansion programme for the company that eventually led to its collapse in 1909.

The land upon which the Clarks Lane cottages are situated was part of a Crown Grant of 355 acres made in 1854 to Bain and Burt, Auckland shipping agents. The partners immediately sold their land to Peter Robinson, a baker, who subdivided the grant in to 50 lots in 1864.[3]



H O B S O N V I L L E.

THE Subscriber has been instructed to prepare for the sale of the above property, situated on the Waitemata, about 8 miles from Auckland, which has been divided into small Farms and Villa Sites from 5 to 10 acres each.

HOBSONVILLE is situated on the Waitemata river, on that peninsula which stretches from Henderson's Creek towards Wood's Island, and is part of the land originally selected by Captain Hobson for the site of the future Capital of New Zealand. The front allotments command a magnificent view of the harbour; have water frontages, and are admirably adapted for villa sites; while the back allotments have an uninterrupted view Westward, with deep water frontages, and are well adapted for small farms.

HOBSONVILLE may be seen from any of the high parts of the city, but for the convenience of intending purchasers, boats will ply daily to the property. Cards may be had of the Auctioneer.

H O B S O N V I L L E.

New Zealand Herald, Issue 81, 16 February 1864

Extract from NZ Map 7935, Sir George Grey Special Collections, Auckland Libraries

Lots 34 and 35 were purchased by Thomas George Simmonds who lived in Auckland – it is likely that Simmonds never resided on, or improved his land in Hobsonville. Simmonds went to England in 1881 and died there in 1885. Following his death, Simmonds's sister inherited the land, however she took no interest in, or action with it.

[2] Dave Pearson Architects, *Duke House Conservation Plan*, 2012, 10
[3] Deeds Index 7A.11 and 14D.945

In approximately 1890 a gumdigger and farmer (and elsewhere described as a squatter), John Boyd, occupied the lots and eventually built a whare on lot 34. Electoral records indicate that Boyd had been in Hobsonville since circa 1881 with a family. Boyd surmised that he could occupy the land and pay the rates for 25 years which would entitle him to the land and legal titles.

Lots 34 and 35 were taken by the Public Trustee in 1902 under the Unclaimed Lands Act 1894.[4] The two-lot holding was bought in 1902 by R.O. Clark II. Following this event, the suicide of Boyd was widely reported – the inquest returning a conclusion of insanity over the unexpected loss of his land.[5]

3.2 Workers' Cottages

Between circa 1902 and 1909[6] eleven timber dwellings were constructed on lots 34 and 35, forming Clarks Lane.[7] It is unclear where the instruction for the cottages to be constructed came from; it is likely that the concept was initiated by R.O. Clark II before his death and implemented by his sons. At the turn of the century, Hobsonville was a remote area and Clark likely had difficulty in attracting and retaining sufficient employees; workers' housing would have provided subsidised and convenient accommodation, a significant drawcard for prospective employees. In February 1906 a strip of land (which later became Ockleston Road) was purchased to provide access from Clarks Lane to Hobsonville Road.[8] This afforded direct access to the site where the company store was built, and to the works located on Clark Road. The first four, four-roomed cottages were built in Clarks Lane in circa 1902-6. The remaining six cottages and a foreman's villa were erected around the end of 1908-early 1909. All of the dwellings were constructed of timber and the cottages were of a simple, "saltbox" type style.



1940 aerial of Clarks Lane. Close up image from Crown 143_92_22. See Appendix 2 for additional aerial photography.

[4] New Zealand Herald, Volume XXXIX, Issue 12064, 6 September 1902
[5] New Zealand Herald, Volume XXXIX, Issue 11988, 10 June 1902
[6] Note that many sources differ on the construction date, so a wide time period has been adopted
[7] Dinah Holman, *Hobsonville Heritage Items in the path of the SH18 Realignment*, report prepared for Transit New Zealand, (Auckland, 2004), 38-41. Note that many sources differ, with some dating the first cottages to 1902
[8] Holman, *Hobsonville Heritage Items*, 38

Clarks Lane and Ockleston Road were dedicated as public roads in 1928.[9] In April 1929 the ownership of the cottages and villa were transferred to the Amalgamated Brick and Pipe Company Limited, a clay industry combination of four west Auckland companies.[10] By the late 1920s, clay at Limeburners Bay was running out and the transportation of products from the Hobsonville works by water to the Auckland depot remained a significant impediment.[11] The plant closed in 1931 with the loss of 40 local jobs as all production was transferred to a new centre of operations in New Lynn.

All of the dwellings in Clarks Lane remained in situ until the 1960s when three cottages were removed between 1963 and 1968. One more cottage was removed between 1968 and 1978. In 1983 the Amalgamated Brick and Pipe Company (known at this time as Ceramco) granted 999 year leases for the seven remaining Clarks Lane properties to a private individual.[12]

In 2001 five of the cottages and the villa remained. In association with the construction of State Highway 18, two of the cottages were relocated within the lane. Also in association with the roading project the former Brighams Creek church was relocated to 7 Clarks Lane to avoid demolition.

The surviving Clarks Lane cottages, the former foreman's villa, and the remnant lane alignment (now a cul-de-sac), which form the context of the HHA are associated with a historically significant former industrial complex that dates from the mid-to late nineteenth and early twentieth centuries.[13]

The Clark's built a number of cottages for workers and a boarding house for single men in the vicinity of their works. In the early twentieth century, around 1902-10, many of these were replaced by new cottages built along either side of Clarks Lane.[14]

Physical description

The dwellings at 3 to 10 Clarks Lane are located in Hobsonville, a rural suburban district to the north-west of Auckland. Clarks Lane is situated on the north-western edge of the area, close to the adjacent district of Whenuapai and the Waiarohia inlet. The area is known for its industrial (pottery and brickworks), farming and air force legacies. Near the end of the twentieth century, residential areas developed at the fringes of the area, and many rural farms became lifestyle blocks. The Royal New Zealand Air Force sold the airfield back to the New Zealand Government (via Housing New Zealand) in 2002, although they retain a lease on much of the airfield.[15] Considerable residential development has subsequently occurred in the Hobsonville area, largely rendering the former agricultural landscape indiscernible.

[9] LINZ, CT NA351-134 and DP 21475
[10] LINZ, CT NA478-136 and DP 95748; *New Zealand Truth,* 3 July 1930, 18
[11] Clough, Rod, Sarah Macready and Mica Plowman, 'R.O. Clark's Pottery 1864-1931, Limeburners Bay, Hobsonville: An Archaeological Investigation', (Auckland, 2008), 14
[12] Dave Pearson Architects, 'Clarks Lane Worker's Cottages: A Heritage Assessment and Recommendations' (Auckland, 1999), 5; LINZ, CT NA478-136 and DP 95748
[13] Dave Pearson Architects, 'The Cottage: 2-4 Sinton Road, Hobsonville: A Conservation Plan' (Auckland, 1999), 31
[14] Foster, Russell and Matthew Felgate, *Archaeological Investigation of the Field Cottage and Ockleston House, Hobsonville*, (Auckland, 2011), 12
[15] "Hobsonville", Wikipedia, accessed 12 April 2017, https://en.wikipedia.org/wiki/Hobsonville

Clarks Lane runs in a north-south orientation and prior to 2008 had access southwards via Ockleston Road to connect with Hobsonville Road. Following the construction of the Upper Harbour Motorway (part of State Highway 18 - completed 2011) the lane became a cul-de-sac. A footbridge was installed over the motorway in an attempt to retain the connection between the truncated Clarks Lane and Hobsonville's commercial centre. The footbridge connects to a recently developed pedestrian area at the south end of Clarks Lane. This area is characterised by interpretive artworks reminiscent of area's pottery history and references lost heritage by utilising salvaged windows from demolished cottages.



2015 aerial of the wider context of Hobsonville and surrounds. Clarks Lane is indicated by the red arrow. Auckland Council GeoMaps.

The physical attributes of the road are important to the understanding of its history as a rural lane servicing a small grouping of cottages. There is a wide road reserve and no footpath, both of which contribute to its rural amenity and aesthetic. The lane is narrow, with road markings only to denote the edge of the carriageway; prior to the sealing of the road post-motorway construction, the lane was metalled. The position of the cottages on either side of the road creates a balance of housing through the lane and is an important aspect of the HHA.

The Clarks Lane HHA comprises seven dwellings, five cottages, one villa and one former church. 7 Clarks Lane is the former Brighams Creek church, constructed in circa 1910.[16] The church was relocated approximately 4.5km to the east in circa 2009 when it was identified in the preferred proposed alignment of the new motorway. At this time the vacant land on the eastern side of the lane was identified as the preferable location for the relocation of the church. Its former location at 1 Brighams Creek Road is now the site of a large roundabout. 3 Clarks Lane was relocated approximately 22 metres north from its original position and 2 Clarks Lane was relocated across the road to a new position at 5 Clarks Lane, as they were also within the proposed motorway alignment.

As viewed from historic aerial photography, in 1940 and until 1963 all eleven of the dwellings remained. Prior research undertaken in 1999[17] indicates that there

[16] CT NA102-278
[17] Dave Pearson Architects, *Upper Harbour Corridor SH16 & SH18 Realignment Study: Appendix 16 Heritage Assessment: Clarks Lane Workers Cottages*, (August 1999)

were originally approximately 15-18 houses built, however this is unsubstantiated and is contrary to deposited plan, map and photographic evidence. It is likely that only eleven dwellings were constructed in this location. Aerial images show that between 1963 and 1968 three of the cottages disappeared. Between 1968 and 1978, another cottage was lost. From 1978 to 2008, aerial photography shows seven dwellings (although one is not likely to be an original cottage). From the earliest available aerial (1940) to 2008, the lane alignment prior to the new motorway is evident, clearly showing the layout which necessitated the relocation of two cottages north (but still within the lane). DP 95748 (1981) shows seven 'flats' also indicating that four cottages were removed or demolished between 1959 and 1981.

The lane is characterised by the compact, single-story cottages, which retain the "saltbox" typology form with a lean-to, and the foreman's villa at the northern end. The side gabled geometry of the cottages is a dominant physical feature, which is highly visible due to the consistent setbacks and wide berm. The cottages are of varying integrity, the majority have retained their overall form and materiality however a couple have replacement cladding and aluminium fenestration. The streetscape is generally open, with few front boundaries enclosed; this openness is enhanced by the lack of road-front garages.

Key features:
(Including, but is not limited to)

- Small dwelling footprint and size
- Geometry of cottages (saltbox type form with lean-to)
- Single storey height
- Timber cladding and fenestration
- Brick chimneys
- Road formation (including large grassed berm and no footpaths)
- Setbacks

Comparative analysis

When considering the Clarks Lane HHA in relation to other similar or related areas within the locality or region, the main comparison that can be made is with other areas or places that display a similar architectural style or age and that have associations with the area's industrial or entrepreneurial development. Of particular comparison are groups of dwellings that were specifically constructed to house workers.

In Hobsonville and the wider Auckland region, there are no other *known* extant examples of a group of privately established worker's dwellings with a connection to a pottery works. The Clarks provided workers' housing as early as the 1880s, with the construction of a three unit dwelling to house single men and the site engineer; stand-alone housing is also referred to in the same vicinity, the existence of which remains unconfirmed. Clarks Lane was developed later, but differs as a contiguous group of housing nominally for married workers and their families. As shown in Appendix 4, other industries, both public and private (sometimes in response to government legislation) constructed workers housing between circa 1880 and the 1920s.

Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The group of workers' residences on Clarks Lane have considerable historical value as they reflect an important aspect of local and regional history, the private construction of accommodation for pottery and brickworks industry employees. The remaining cottages and foreman's villa represent some of the first privately established workers' accommodation still extant in the region.

The HHA has further significance for its association with the Clark family, specifically R.O. Clark II, R.O. Clark III and his brother, T.E. Clark who continued their father and grandfather's legacy of philanthropism in the Hobsonville area. The Clark family were one of the first European settlers to the area and made a significant contribution to the history of the locality; the Clarks donated land for the erection of a number of community buildings including the first church and school in Hobsonville. Clark's pipeworks and pottery were one of the most successful potteries in the area, the products of which contributed to the establishment of the industry and infrastructure in the area, and construction in the Auckland region.

The cottages are also some of the earliest remaining examples of their type in the locality, representing an early period of development in the area.

The HHA is considered to be of **considerable** historical significance to the community in the **local** (Hobsonville) area.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The houses play an important role in defining the distinctiveness of the Hobsonville community by representing the area's early history and as a legacy of the Clark family, a significant local family and employer. Six of the buildings in the HHA are currently individually scheduled in the AUP (OIP), demonstrating that the places have existing value and are held in high esteem.

The HHA is an important grouping of buildings that demonstrates a way of life that is now less common by representing the locality's reliance upon local employment and the effort of a local company to provide affordable and convenient housing.

The HHA is considered to be of **moderate** social significance to the community in the **local** (Hobsonville) area.

(c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

An assessment of the area's value to Mana Whenua has not been undertaken as part of this evaluation.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The buildings within the HHA have little potential to provide scientific or scholarly knowledge, or contribute to an understanding of the cultural or natural history of the locality. Information that could be derived from the places is likely to be readily available from documentary sources.

The HHA is considered to be of **little** knowledge significance to the community in the **local** (Hobsonville) area.

(e) Technological

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The construction, components and materials of the buildings within the HHA are typical for their time and are unlikely to demonstrate technical accomplishment or innovation.

The HHA is considered to be of **little** technological significance to the community in the **local** (Hobsonville) area.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The workers' cottages on Clarks Lane represent a house plan and form that was common throughout the country by the mid-nineteenth century and helped to establish a New Zealand vernacular. As a group of dwellings of a similar design and style, the cottages have considerable value as a remnant of the early settlement period and architectural development of Hobsonville.

Although the original fabric of some of the buildings has been compromised or replaced, their continuing conformity to the general built form of the "saltbox" type cottage is evident and of architectural value. The type and style of the Clarks Lane cottages and villa are a good representative example of the pattern of development, street layout, building height, massing and scale that is demonstrative of purpose-built workers' housing. The dwellings also represent the more modest means of the pottery workers and are illustrative of the social stratification evident between the Clark family, the pottery's manager, and the general workers.

Four of the dwellings are situated on their original sites, with the other two having been relocated within their immediate original context. Standing on Clarks Lane for approximately 110 years, the cottages maintain their saltbox type forms and are characterised by their modest design and simplicity of detail, reflective of the social and economic means of the people for whom they were

built. Based on those physical attributes visible from the public realm, the cottages and villa have considerable value for their existing physical qualities and as representative examples of their type and period within the locality.

The HHA is considered to be of **considerable** physical attributes significance to the community in the **local** (Hobsonville) area.

(g) Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The Clarks Lane dwellings have moderate aesthetic value for the widespread emotional response they evoke as a group for their picturesque qualities. Further aesthetic appeal is derived from the relationship of the places to their setting, which reinforces the quality of both.

The cottages and villa all exemplify a past aesthetic taste that is distinctive in the Hobsonville locality.

The HHA is considered to be of **moderate** aesthetic significance to the community in the **local** (Hobsonville) area.

(h) Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The dwellings have considerable contextual value as a group of workers' residences along Clarks Lane, that when taken together, have coherence due to their history, age and scale, forming part of the historical and cultural complex of the locality.

The houses are also associated with other buildings in the area that are linked with the pottery works. These include the archaeological remains of the pottery and pipeworks in Limeburner's Bay, the Three Unit House, Duke House and R.O. Clark's 'Ngaroma'.[18] The Clarks Lane residences contribute to this non-contiguous group of places associated with the Clark family and legacy in the locality.

The immediate setting of the dwellings is an important aspect to the understanding of their context, demonstrated by the layout and amenity of the lane. The narrowness of the lane, the wide road reserve, the large open sections and the setback of the cottages are intact key features of the rural setting, and are further tangible reminders of the coherence of the workers' housing legibility.

The HHA is considered to be of **considerable** context significance to the community in the **local** (Hobsonville) area

[18] These places are all scheduled in the AUP(OIP)

Statement of significance

The dwellings at 3 to 10 Clarks Lane are located in Hobsonville, an area to the north-west of the Auckland Central Business District. Clarks Lane is situated on the north-western edge of the suburb, close to the adjacent district of Whenuapai and the Waiarohia inlet. Clarks Lane runs in a north-south orientation and prior to 2008 had access southwards via Ockleston Road to connect with Hobsonville Road. Following the construction of State Highway 18 the lane became a cul-de-sac. The lane is narrow, with road markings only to denote the edge of the carriageway, it has a wide road reserve and no footpath, all of which contribute to its rural amenity and aesthetic. These physical attributes of the road are important to the understanding of its history as a rural lane servicing a small grouping of residences. The position of the dwellings on either side of the road creates a balance of housing through the lane. The carriageway, road reserve and building positions are therefore contributing features of the Clarks Lane Historic Heritage Area and are important aspects of the Historic Heritage Area's context.

The group of workers' residences on Clarks Lane have considerable historical value as they reflect an important aspect of local and regional history, the private construction of accommodation for pottery and brickworks industry employees. The remaining cottages and foreman's villa represent some of the first privately established workers' accommodation still extant in the region. The cottages are also some of the earliest remaining examples of their type in the locality, representing an early period of development in the area. The Clarks Lane Historic Heritage Area has further significance for its association with the Clark family, specifically R.O. Clark II, R.O. Clark III and his brother, T.E. Clark. The Clark family were some of the first European settlers to the area and made a significant contribution to the history of the locality. The Clarks donated land for the erection of a number of community buildings including the first church and school in Hobsonville.

The dwellings play an important role in defining the distinctiveness of the Hobsonville community by representing the area's early history and as a legacy of the Clark family. The Historic Heritage Area is an important grouping of buildings that demonstrates a way of life that is now less common by representing the locality's reliance upon local employment and effort of a local company to provide affordable and convenient housing. As a group of dwellings of a similar design and style, they have considerable value as a remnant of the early settlement period and architectural development of Hobsonville. The type and style of the Clarks Lane cottages and villa are a good representative example of the pattern of development, street layout, building height, massing and scale that is demonstrative of purpose-built workers' housing. Based on those physical attributes visible from the public realm, the dwellings have considerable value for their existing physical qualities and as representative examples of their type and period within the locality.

The cottages and villa all exemplify a past aesthetic taste that is distinctive in the Hobsonville locality. The Clarks Lane dwellings have moderate aesthetic value for the widespread emotional response they evoke as a group for their picturesque qualities. Further aesthetic appeal is derived from the relationship of the places to their setting, which reinforces the quality of both.

The former Brighams Creek church at 7 Clarks Lane (relocated to the lane in circa 2009) does not detract from the overall aesthetic of the lane. It is attributable to a similar architectural and historical period as the cottages and villa, and the original portion is an example of an attractive, modest structure

evocative of the small late nineteenth/early twentieth century church buildings that express the vernacular style of New Zealand's ecclesiastical architecture. The former church has a limited contribution to, and association with, the values for which the Historic Heritage Area is significant. For this reason, it is identified as a non-contributor within the Historic Heritage Area and will remain individually scheduled.

The dwellings have considerable contextual value as a group of workers' residences along Clarks Lane, that when taken together, have coherence due to their history, age, street-fronting orientation and scale; forming part of the historical and cultural complex of the locality. The cottages at 3, 4, 5, 6 and 10 Clarks Lane are characterised by their compact size and single storey height. From a social lens, this is reflective of their original use as accommodation for workers. The roof form of the cottages at 3, 4, 5, 6 and 10 Clarks Lane is an asymmetrical side-gable with a subservient, lower pitched lean-to at the rear. The foreman's villa at 9 Clarks Lane is the largest of the workers' residences and is an example of the common villa typology prevalent at the beginning of the twentieth century. The villa's setback, size, square plan, hipped roof and central gutter differentiate it from the other workers' cottages. The larger size and distinct form of the villa reflects the higher professional standing of the pottery foreman.

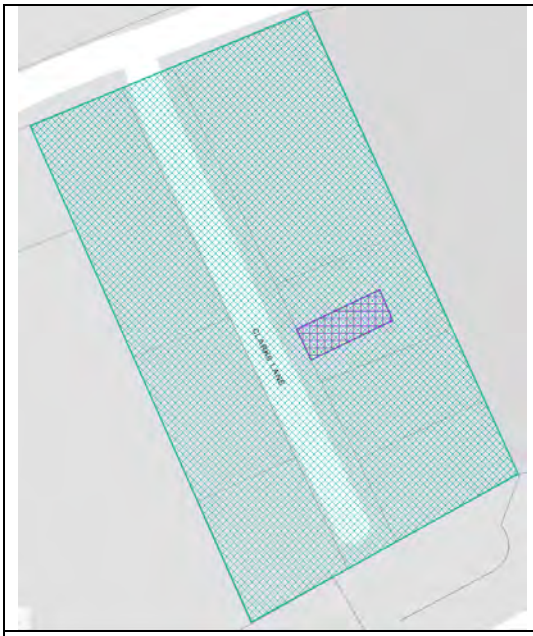
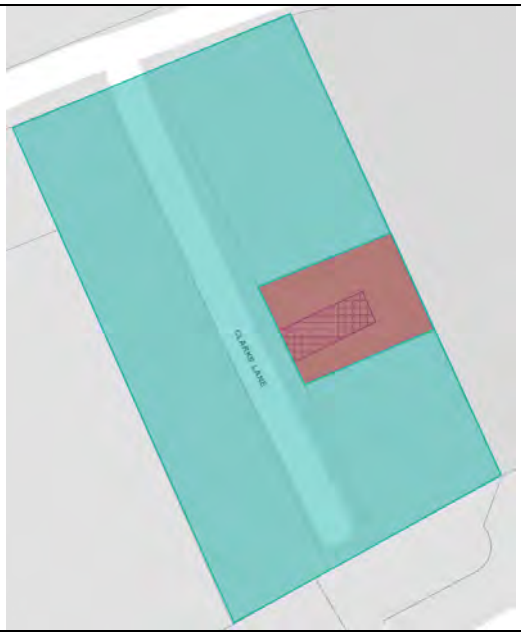
The dwellings originally had corbelled brick chimneys, and open verandahs along the front (street-facing) elevation. Several dwellings retain either, or both of these attributes that are important physical and aesthetic features. The front elevations are also characterised by a central entrance door, framed on either side by four-pane sash windows. Paint-finished timber cladding and fenestration, and iron or steel roofing are key material characteristics that illustrate the traditional qualities of the dwellings. Some dwellings have replaced the original timber fenestration with aluminium joinery.

The immediate setting of the dwellings is an important aspect to the understanding of their context, demonstrated by the layout and amenity of the lane. The sites have large open sections with little front boundary fencing (i.e.: no more than 1.2 metres in height and visually permeable) and consistent (approximately 10 metres) setbacks which are intact key features of their rural setting. These are tangible reminders of the coherence of the workers' housing legibility.

Extent of the place for scheduling

- The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.
- The proposed extent captures the certificate of title boundaries for all of the places, except for 10 Clarks Lane which has been drawn to in part reflect the historic subdivision pattern (recognising that the north-western part of the site no longer has a direct relationship with Clarks Lane) and captures the site of an original cottage. Refer to Appendix 2 for historic aerial photography which demonstrates this.
- The proposed extent also captures the road and road reserve, as these areas have been identified as contributing to the significance of the HHA.
- The interior of the buildings have not been inspected for their contribution to the overall place and at this time they are recommended as exclusions.
- All post-1940 accessory buildings are recommended as exclusions.
- The former church at 7 Clarks Lane has a limited contribution to, and association with, the values for which the Historic Heritage Area is significant. For this reason it is identified as a non-contributor within the HHA

and is recommended to remain individually scheduled. As the church is located centrally within the original land parcel upon which the 11 dwellings were constructed, the extent of place for the HHA includes the CT boundaries of 7 Clarks Lane.

	
Proposed extent of the Historic Heritage Area (showing the existing individual extent of 7 Clarks Lane which is to remain)	All properties highlighted in blue are contributing sites to the Historic Heritage Area. Note that 7 Clarks Lane is identified as a non-contributor to the HHA and is to remain individually scheduled

Recommendations

Based on the preceding evaluation, the Clarks Lane HHA meets the threshold to be eligible for inclusion in the Schedule of Historic Heritage Places. This place is considered to have overall considerable significance at a local level.

- The heritage values which meet the threshold of considerable are Historical, Physical Attributes, and Context.
- The place has overall considerable significance to the locality.
- For the scheduled historic heritage extent of place refer to Section 9.0 above.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	**Considerable**	**Local/Regional**
B- Social	**Moderate**	**Local**
C- Mana Whenua	**NA**	**NA**

D- Knowledge	**Little**	**Local**
E- Technological	**Little**	**Local**
F- Physical Attributes	**Considerable**	**Local**
G- Aesthetic	**Moderate**	**Local**
H- Context	**Considerable**	**Local/Regional**

***Levels of significance or value:**

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

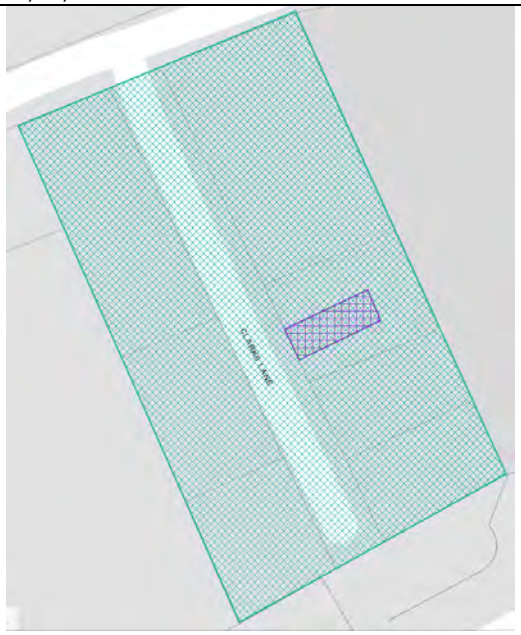
Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

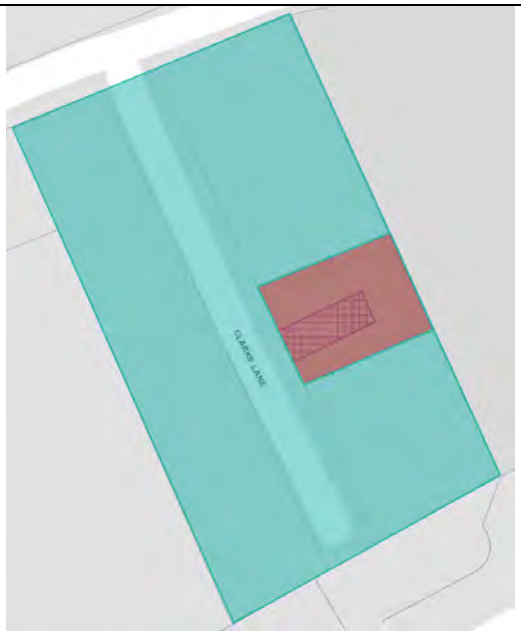
Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

11.0 Overall Significance

Area Name and/or Description	Clarks Lane Historic Heritage Area
Verified Location(s)	3, 4, 5, 6, 7, 9 and 10 Clarks Lane, Hobsonville
Known Heritage Values	A, F, H
Extent of Place	 Historic Heritage Extent of Place

	 Contributing and non contributing static map for insertion into Schedule 14.3
Exclusions	Interior of building(s); Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place.
Additional Controls for Archaeological Sites or Features	-----
Place of Maori Interest or Significance	-----
Contributing Sites/Features	3, 4, 5, 6, 9 and 10 Clarks Lane
Non-Contributing Sites/Features	Former church, 7 Clarks Lane (Lot 5 DP 411871)

Author
Elise Caddigan
Specialist Built Heritage

Date
May 2017

Reviewer
Cara Francesco
Principal Specialist Built Heritage - Policy

Date
June 2017

Appendix 1

Contributing and Non-contributing buildings

Address		Description	Contributor/ Non-Contributor
3 Clarks Lane, Hobsonville		This dwelling was relocated approximately 22 metres to the northeast as a result of the new motorway. The house has undergone some changes including recladding, replacement aluminium fenestration and the infilling of the northern portion of the verandah. As per a 1999 physical description of the place, the brick chimney was removed prior to its relocation. Although the place has lost much of its original fabric, the built form is readily recognisable and the place is situated on its new site in keeping with the rest of the lane.	**Contributor**
4 Clarks Lane, Hobsonville		As viewed from the public realm, 4 Clarks Lane is very intact as it retains its original cladding, fenestration, chimney, verandah and posts.	**Contributor**
5 Clarks Lane, Hobsonville		5 Clarks Lane was relocated from its position at 2 Clarks Lane as part of the new motorway construction. Post-relocation the cottage has been sympathetically restored with the addition of a verandah, balustrading and posts. The dwelling retains a high level of integrity.	**Contributor**
6 Clarks Lane, Hobsonville		This dwelling is not highly visible from the public realm, however it appears to retain its verandah, fenestration and a portion of the original chimney. The overall built form of the	**Contributor**

		cottage is easily discerned.	
7 Clarks Lane, Hobsonville		This building was the Brighams Creek Church, formerly located at 1 Brigham Creek Road, Whenuapai. Due to the motorway designation the place was relocated to a site on Clarks Lane in preference to demolition. It has since been converted in to a residence and received a large rear addition. The former church has no direct association with the Clark family or brickworks, and has a limited contribution to the identified values of the HHA. It is recommended that the church remain individually scheduled.	**Non-contributor**
9 Clarks Lane, Hobsonville		9 Clarks Lane is the largest workers' residence, reportedly built for the brickworks manager and his family. It is of a villa form, with a hipped roof and central gutter. As viewed from the public realm, some modifications have occurred; the original roofing material has been replaced with concrete tiles, the chimney has been removed and one of the front windows has been turned 90° in to a horizontal position.	**Contributor**
10 Clarks Lane, Hobsonville		This cottage has been highly modified, with new cladding, new fenestration and the removal of the verandah. Whilst the historic fabric of the dwelling has been compromised, the overall built form of the place is reasonably intact, and is still recognisable as a former worker's cottage.	**Contributor**

Appendix 2
Historical Aerial Photography


1940. Crown_143_92_22.


1959. Auckland Council GeoMaps.


1963. Crown_1392_3231_45.


1968. Crown_1875_5044_15.


1978. Crown_5283_A_1.


2001. Auckland Council GeoMaps.



2006. Auckland Council GeoMaps.



2008. Auckland Council GeoMaps.



2010-11. Auckland Council GeoMaps.



2012. Auckland Council GeoMaps.



2015-16. Auckland Council GeoMaps.

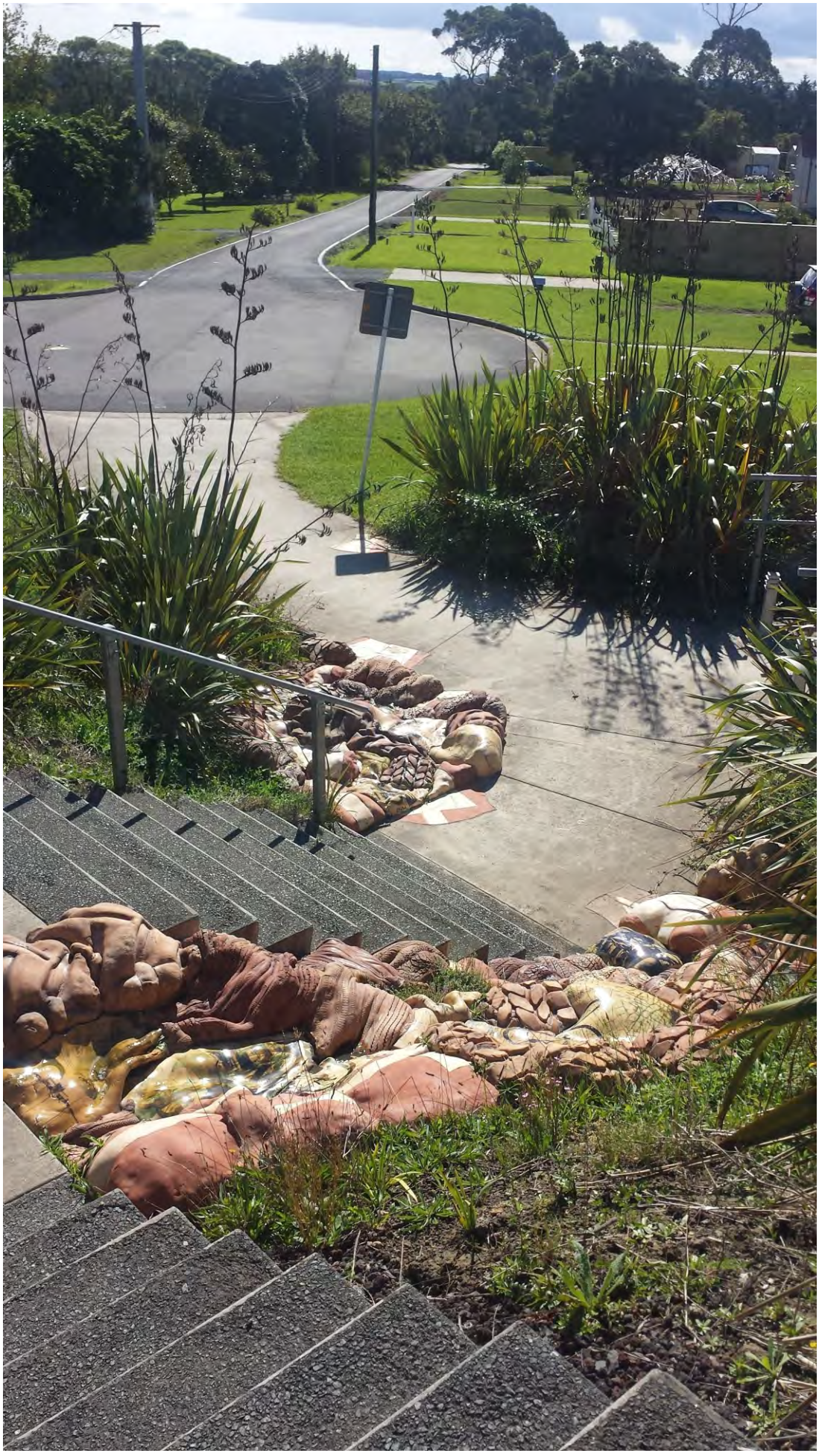
Appendix 3
Photographs

Clarks Lane context and surrounds (south end):













3 Clarks Lane:





4 Clarks Lane:





5 Clarks Lane:





6 Clarks Lane:





7 Clarks Lane:





9 Clarks Lane:





10 Clarks Lane:





Clarks Lane context and surrounds (north end):













Appendix 4
Comparative Analysis

Schedule 14.2.8 Railway Workers Housing Area Historic Heritage Area (Schedule 14.1 ID 02565)

The area includes residential properties on the eastern side of Nikau Road, adjacent to Sturges Park, on the south east side of part of Awa Street, and on the north east and south west sides of Awa Street close to the intersection with Kuranui Street.

A distinctive feature of Otahuhu's early 20th century residential development is the housing precinct built for Railways Department staff in Otahuhu in the mid-1920s. The houses in Otahuhu are representative examples, demonstrating some of the minor variations used. They are all of timber construction, with timber weatherboard cladding, timber window joinery (originally double hung sash types) and corrugated iron roofs. While some changes have been made to a number of the houses, such as replacing timber windows with aluminium joinery, they retain their general railway house character.

The Railways workers' housing area in Nikau Road and Awa Street has collective historic, architectural and streetscape values, based on the surviving concentration of railway houses, the coherent and consistent pattern of dwellings, the original residential subdivision pattern, generous setback of dwellings from the street front and open street character.



31-35 Awa Street, Otahuhu. Google Street View, February 2012.

Kingsley Street state houses (former) (Schedule 14.1 ID 02619)

The places at 17-25 Kingsley Street have considerable national significance for their historic values associated with the Workers' Dwelling Act, the first act in the western world giving a central government the power to build houses for its citizens. The five houses of the Grey Lynn settlement represent an important political and social idea in New Zealand during the turn of the twentieth century which marked the beginning of government intervention in the well-being of its citizens.

The houses have considerable value for their physical attributes because they represent central government's policies on housing for workers, including the social philosophies of the day, which informed the design, layout, construction and location of the houses. The houses also have considerable context value for their contribution to the surrounding physical context, and contribution to a wider cultural and thematic context of state housing across Auckland and New Zealand. The houses assist in understanding the roots of New Zealand's state housing program that has continued almost uninterrupted for over 100 years.



25 Kingsley Street. Auckland Council, 2013.

Four Chelsea Estate Refinery Cottages (Schedule 14.1 ID 00896)

The four, two-storey semi-detached brick Chelsea Workers Cottages were constructed in 1909 for a core of tradesmen living on the Chelsea Estate. The cottages are exceptionally significant examples of Edwardian-Industrial company housing as they provide historical and technological significance as part of a group of New Zealand's only sugar refinery housing. Originally, the erection of the Sugar Works wharves, dams and residences was carried out by the company's own employees under the supervision of the working manager. Traditionally the refinery was the geographic, economic and social focus of Birkenhead, providing almost all of the local income and employment. Chelsea introduced the Housing Advances for Wage Earners Scheme that provided cheap housing loans and led to the building of over 130 houses, contributing greatly to the growth and development of Birkenhead. The housing scheme represented a third of all new houses in the Birkenhead area between 1910 and 1926. As the need for live-in tradesmen disappeared, the houses slipped into a cycle of disuse and vandalism. In 1983, the New Zealand Sugar Company (Chelsea) announced plans to restore and sell the cottages that had then been vacant for more than seven years.



Brick cottages built for Chelsea Sugar Works staff, Birkenhead, 1909. *North Auckland Research Centre, Auckland Libraries B0063.*



60 Colonial Road, Birkenhead. Google Street View, February 2012.

'Lawry settlement' – Ellerslie

The Ellerslie 'Lawry settlement' is bounded by Ramsgate, Findlay, Hewson, and Cawley Streets. These houses were constructed around 1910 and several were designed by Woburn Temple. Ellerslie was one of the largest housing settlements in New Zealand with 36 houses constructed. It appears that all of the houses in the Lawry settlement remain in situ, though some have been re-clad and have lost some legibility. The settlement is in Special Character Areas Overlay – Residential Isthmus A.



2-8 Hewson Street, Ellerslie. Google Street View, May 2014.

Hokonui Road, Otahuhu

The nine dwellings numbered 36 to 54 Hokonui Road in Otahuhu are likely to be workers' housing associated with the Westfield freezing works. At this time little research has been undertaken to substantiate the connection, however the group of houses demonstrate features that indicate that they were constructed at the same time for a particular local industry. The dwellings are of a transitional villa/bungalow design, all of masonry construction. It is likely that the houses were built in the early twentieth century.



48-54 Hokonui Road, Otahuhu. Auckland Council, February 2015

Elliot Street, Riverhead

A group of three villas at the north-east end of Elliot Street, near the intersection with the Coatesville-Riverhead Highway are highly likely to be related to the local industry; specifically the paper milling industry established on the foundations of the flour mill in the early twentieth century. They are likely to be mill workers' cottages, which were later purchased by paper mill employees between 1912 and 1920 when the New Zealand Paper Mills Co. Ltd sold much of its land. Little further research has occurred to substantiate the connection.



3-9 Elliot Street, Riverhead. Google Street View, March 2012

15.1.7.10. Special Character Areas Overlay – Residential: Station Road, Papatoetoe

The Special Character Areas Overlay – Residential: Station Road, Papatoetoe is a group of railway workers' cottages located on Station Road, Papatoetoe. The extent includes a row of seven residential sections located on relatively flat

land adjacent to the main trunk railway line and near to the Papatoetoe railway station building and town centre.

The seven cottages were built under the Railway Housing Scheme that was implemented across New Zealand between 1923 and 1929 to provide housing for railway workers. The houses are of significance as an example of the housing constructed for workers employed in the administration and operation of the national railway infrastructure network developed by central government. It provided cheap accommodation at non-fluctuating rents for railway workers and their families and created a community ethos resulting from the 'railway settlements' created.

The Station Road workers' cottages are of significance for their physical and visual qualities as a representative group of railway housing. The original siting directly adjacent to the railway line and the station, which provides a contextual setting, contributes to the overall significant association with the development of New Zealand's rail network and the suburb of Papatoetoe. The area has value as an intact group still physically and visually associated with the rail line and station building. Their continued use as private residences is consistent with their original function.



11-17 Station Road, Papatoetoe. Google Street View, October 2015.

<u>The Granger Brick-worker's Cottage (former) (Schedule 14.1 ID 02475)</u>
The cottage was constructed on the site of the second Granger brickworks in Turanga Creek-Whitford in circa 1900 and is reputed to have provided accommodation for the Granger family prior to occupation by brick labourers. The brick-worker's cottage was built of modest proportions using 'Granger' bricks and comprising a single-storey brick building of rectangular plan. Following the closure of the brickworks, the cottage was apparently rented out for a time until the 1960s and subsequently used for storage.



46 Whitford-Maraetai Road, Whitford. ETUD Ltd., 2011.

<u>Three Unit House (Schedule 14.1 ID 00059)</u>
Constructed in circa 1880s, the house is comprised of three units under one hipped roof form. The house is constructed from Clarks glazed ceramic building blocks with a corrugated iron roof, brick chimneys and a front verandah supported by iron poles. Each unit has a front door with a stained glass fanlight section, and all of the windows are double hung sashes. The building was originally designed to house workers from the nearby Clark Pottery works and similar to 'Ngaroma', was constructed to demonstrate the attributes of Clark

glazed building blocks. It is reported that this building was the residence of the single men and the brick works engineer and his family.



16 Clark Road, Hobsonville. Auckland Council, April 2017.

Appendix 5
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#3595

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: Lucy McGillivray

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

In the case of Bassett Road, the walkable catchment identified does not accurately reflect a '10 minute' walk from Newmarket as it does not take into account the topography and terrain. Access to Newmarket from Bassett Road involves a long, steep walk up Middleton Road. I consider myself to be fit but could not make it up the hill to Newmarket in ten minutes at a normal pace.

In a section of Middleton Road at the bottom of the hill there is only one, narrow footpath on one side of the road. I have struggled pushing my children in their pram into Newmarket as this narrow section of footpath is often obstructed by bins or parked cars.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

In the case of Bassett Road, the walkable catchment identified does not accurately reflect a '10 minute' walk from Newmarket station as it does not take into account the topography and terrain. Access to Newmarket station from Bassett Road involves a long, steep walk up Middleton Road. I consider myself to be fit but could not make it up the hill to Newmarket station in ten minutes at a normal pace.

In a section of Middleton Road at the bottom of the hill there is only one narrow footpath on one side of the road. I have struggled pushing my children in their pram into Newmarket as this narrow section of footpath is often obstructed by bins or parked cars.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

I strongly support the retention of special character areas as a qualifying matter.

1. There are few viable sections that would support a six-storey apartment in Bassett Road. A six-storey apartment in amongst the primarily one and two-story housing stock on Bassett Road would be overly dominant and visually incompatible.

2. Bassett and Middleton Road contain many examples of historical buildings, in particular railway workers' cottages. While they are not the 'mansions' at the top of Bassett Road, or on Seaview Road, they nevertheless strongly reflect the history of the area.

3. Our property has been zoned Residential 1A and accordingly we have had to pay for Resource consents and have been restricted in any alterations we have been allowed to make in order to maintain its 'special character'. The new policy would seemingly have made the all extra expense, restriction and hassle a waste of time.

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

WASTEWATER: Newmarket Stream is one of the most polluted in Auckland. Increasing housing density will increase the wastewater pollution into Newmarket Stream.

TRAFFIC: Driving to Newmarket Station or Newmarket from Bassett Road necessarily involves driving up Middleton Road. Lower Bassett Road and Middleton Road narrow to a single lane at certain points. Middleton Road has a give way system and a blind corner. Increasing housing density in the areas identified in Middleton Road and Bassett Road would be placing unsustainable strain on roads that are at best ill-equipped for normal suburban traffic.

RUBBISH COLLECTION

Middleton Road in particular has narrow footpaths. In one section of Middleton Road there is only footpath on one side of the road. Filling these footpaths with multiple rubbish bins from terrace housing and apartments would make the footpath impassible. As it stands they are impassible if you are trying to push a pram past them.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

I strongly support maintaining the Regionally Significant Volcanic Viewshaft overlay on our property.

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.

#3604

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: L Drummond

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

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.

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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

Architectural plans if high density buildings should be done to fit the special character areas

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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#3606

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Dmitry Volynkin-Ewens

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

Best to make bigger changes as population will always grow.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Best to make bigger changes as population will always grow.

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

Just allow whatever intensification and it'll grow based on demand.

5. **What do you think of our proposal to apply the Terrace 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

Just allow whatever intensification and it'll grow based on demand.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

These areas increase regulation in places where higher density would benefit most citizens. If economically that area wants to densify it can. Protecting historic buildigs can be done via herotage mechanisms. No use protecting a low density zone just because it is old.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

Doesn't sound like a good excuse not to intensify, intensification is cheaper per person inan area, can't see how this is a valid argument to not intensify.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected 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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#3612

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Margreat Colledge

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Should be 800 metres, consistent throughout the city. Only with protection for historical buildings/character areas.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

The distance seems about right but only with protections for historical buildings./character areas.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Only with protection for historical buildings/character areas.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

I do not support this because the Auckland Unitary plan already deals with Auckland's housing issues. This blanket rule doesn't take into account each area. For example Parnell is full of history that should have protection.

5. **What do you think of our proposal to apply the Terrace 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 this because the Auckland Unitary plan already deals with Auckland's housing issues. This blanket rule doesn't take into account each area. For example Parnell is full of history that should have protection.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government’s direction to enable more housing.

Special Character Areas

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Many of Auckland’s older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Auckland's special character areas are worth protecting, e.g. Devonport, Parnell, Northcote, Birkenhead etc.. I think the rules need to be more specific in these areas, i.e. allow development when it doesn't destroy character.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

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

Should not be increasing density if the infrastructure does not support it.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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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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#3615

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Zi Cheng Huang

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

This is good for community spirit and feelings and the creation of more green space.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

No because it will only delay more housing and create more homelessness.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

No

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#3635

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Joshua Waterman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

Yes CBD is quite small by international standards, so further intensification around it should be encouraged, although land topography and existing infrastructure e.g. motorway restricts this.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Metropolitan centres in Auckland need to grow significantly. Poeple will want to be close to services, shops and public transit. Development around these areas is logical and should receive more broad support.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

This makes sense, so that people can further access the city from frequent PT transit stops. Development of commercial options alongside residential (mixed-use) should be considered. Further future rapid transit e.g. busways, light rail should be better planned for.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each 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

Could go further in intensification here, but a reasonably good balance has been achieved in up-zoning around existing centres but also keeping certain neighbourhood character. This will be the toughest plan change to sell due to the significant change to neighbourhoods, but it is necessary.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

I think these are important to protect in some cases, not most. You have been relatively conservative in using Special Character areas (despite media coverage) so it could go further. Needs to be used at a neighbourhood/street scale to protect a wider character, not just a few homes or singular homes since they do not sway the appearance/character of an entire street.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

I think there are potentially more areas that don't need special housing protection, but it is good to strike a good balance for public support and heritage protection.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Mixed-use (Residential + Commercial integrated) development is an important focus to ensure livable and thriving spaces for people to live and work in.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

Agree that infrastructure provision is important to be able to allow growth. This must be a qualifying matter that is used sparingly, however, and only when needed, due to the overall infrastructure upgrades needed for Auckland to service future growth. This qualifying matter cannot restrict possible growth for inadequate infrastructure that will be eventually brought up to standard.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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)

The 'protection of viewshafts' and 'allowance of public light (sufficient) into public spaces' are important matters to address, and I support these qualifying matters, however, they should be done on a case-by-case basis to ensure intensification is done right to provide livable spaces but also not hampered by additional 'blanket' rules.

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#3640

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Lesley Gauntlett

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Should be closer because that would mean too much high rise in too much 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

Same as above should only be an area right next to public transport Should be closer because that would mean too much high rise in too much area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Same comment as above too much intensification and not right close ti train or ferry

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

These type of buildings will totally destroy village atmosphere and the individuality of villas and older homes

5. **What do you think of our proposal to apply the Terrace 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

Absolutely do not support. These type of constructiins will result in slum like areas as in UK and France.there is an envy ideology in this proposal

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

It is a Government hell bent on destroying character, history and village 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

All village type areas should be protected _ eg devonport, ponsonby,parnell, remuera,mt eden,st heliers,kohimarama,mission bay,birkenhead etc etc

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

There are many business areas which deserve protection

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

The whole answer to the housing problem is to build and service outlying new centres with their own communities as in other countries called satellite towns _ have councillors not hesrd of them?

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

No

Important privacy information

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.

#3649

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Harminder Singh

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

The walkable catchment should be 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone. In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit. I used to walk about 3 km one way to my primary school every day so 1.2 km is way too short.

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. 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. These are generally flat areas so walking is not an issue at all.

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. 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. 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 goal is to enable residents to access their daily needs by walking, cycling and scooting/biking so that they can 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. As above, the over-riding goal is to enable residents to access their daily needs by walking, cycling and scooting/biking so that they can live 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. The more houses that can be built, the lower house prices will be, which will encourage young kiwis to stay in Aotearoa.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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. Given the climate emergency, it is unconscionable to transfer more wealth to land-owners from the younger generation. The goal is to build more houses and enhance the city- 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.

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. A few "museum"-type houses can be retained as exhibits for future Aucklanders, like the house on One Tree Hill that was built by Sir John Logan Campbell.

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. 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. Not having the overlay will encourage an evolution of business zones, and end ridiculous situations like having car yards along Great North Rd besides houses- an utter waste of space and most probably on the quick road to decline as car sales decline with ride-sharing, the growth of micro-mobility options etc.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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. This is not something that should constrain growth, but should be disclosed to future house-buyers.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected 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. Decisions on other qualifying matters should be evidence-based, but the over-riding goal is to build more houses, especially as brownfield development.

Important privacy information

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#3668

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Andrea Duff

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

Getting people out of their cars.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

Getting people out of their cars.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Getting people out of their cars.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

You will be changing the face and history of our beautiful inner city suburbs and changing the culture of these well loved suburbs! Auckland city will become a melting pot of cramped housing and suburbs like Meadowbank and Orakei will lose their charm.

Not to mention pressure on schools & traffic.

We all bought here for a reason. Auckland has been drastically changed enough with the amount of immigration you have let in. Please don't destroy further.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

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:

- 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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#3681

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: J Clements

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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?** Do not support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

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#3685

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: John Oliver

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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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#3692

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Delcia Blackledge

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

Individual neighborhoods have not been taken into account. For example,St Mary's Bay and Remuera have some important heritage character houses and intensification will ruin the look and character of the areas.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Same reasons as previous question. Individual neighborhoods have not been taken into account. For example,St Mary's Bay and Remuera have some important heritage character houses and intensification will ruin the look and character of the areas.

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

Same reasons as previous question. Individual neighborhoods have not been taken into account. For example,St Mary's Bay and Remuera have some important heritage character houses and intensification will ruin the look and character of the areas.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Same answer as question 1. I'm worried the city will end up loo looking like a patchwork of old lovely character homes towered over by apartment buildings or townhouses.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Parnell as an example: 200m from the shops in Parnell Rd will have you walking past countless heritage homes. The changes will removed Auckland's history and downgrade the neighborhoods.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Keep Auckland's beautiful housing heritage. Countless home owners have renovated, rebuilt and upgraded character/heritage homes in lovely neighborhoods and now risk having towering neighbours block sun, increase cars and noise.

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

Intensification will reduce value of houses in "nice" areas eg Parnell, St Mary's Bay, Remuera. It will destroy the heritage and character of the neighbourhoods.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#3713

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: jeremy priddy

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

Tell us why

the 1200 m 'line' is not having regard to many other factors, lack of appropriate reliable transport, protection of long standing / relied upon heritage zones, inability to park on the road (if suggested parking onsite not required).

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 1200 m 'line' is not having regard to many other factors, lack of appropriate reliable transport, protection of long standing / relied upon heritage zones, inability to park on the road (if suggested parking onsite not required).

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

the transit stop needs to be a reliable and well connected system ie airport , north shore etc

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

as above and moreover why change it now. long standing zoning has only allowed development / preservation on that basis until now. eg a villa has had to have been restored in these distances for many decades why now to be impacted by neighbours being able to become more dense

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

as above and moreover why change it now. long standing zoning has only allowed development / preservation on that basis until now. eg a villa has had to have been restored in these distances for many decades why now to be impacted by neighbours being able to become more dense

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

we don't understand what this is ?

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#3727

Government's new housing rules: What it means for Auckland

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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 Reed

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I am in Parnell and where you have done this around St Stephens Ave, Awatea, Glanville Ave etc, this is an old established housing area that would not support intensification. The weather in NZ is not good enough for intensification that far away and should be closer or else people will drive to train stations and further intensify parking. Also the cost of these apartments relative to land value makes no sense so to achieve council and government objectives would be better in newer suburbs with better infrastructure for development and ability to have covered walk ways 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 closer

Tell us why

I am in Parnell and where you have done this around St Stephens Ave, Awatea, Glanville Ave etc, this is an old established housing area that would not support intensification. The weather in NZ is not good enough for intensification that far away and should be closer or else people will drive to train stations and further intensify parking. Also the cost of these apartments relative to land value makes no sense so to achieve council and government objectives would be better in newer suburbs with better infrastructure for development and ability to have covered walk ways 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 closer

Tell us why

I am in Parnell and where you have done this around St Stephens Ave, Awatea, Glanville Ave etc, this is an old established housing area that would not support intensification. The weather in NZ is not good enough for intensification that far away and should be closer or else people will drive to train stations and further intensify parking. Also the cost of these apartments relative to land value makes no sense so to achieve council and government objectives would be better in newer suburbs with better infrastructure for development and ability to have covered walk ways etc.

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

This makes no sense and is simply putting a blanket over well established areas (like Parnell) that give Auckland character and charm. Given what developers would have to pay for land in some of these areas would be very hard to sell apartments/townhouses for the value to make the development stack. Intensification around new developing areas makes sense not established character areas. Where development should go it needs to keep in with the area for correct urban design. Higher than 3 levels will make the buildings look completely out of character in these areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

If it is that close to these areas that makes sense as people can walk 200m in the rain to transport, food etc and will not use cars. Look at cities overseas and this is what they do intensify residential around the town centres and leave traditional neighbourhoods like Parnell alone as residential. Need to keep character of our city.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with 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

Maintain character of Auckland is so important and one of the things people love about NZ

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

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infrastructure is not adequate and 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

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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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#3747

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Kiri Barfoot

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are 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 more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

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#3769

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Sidney Neale

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

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Qualifying matters

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Tell us why

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Other qualifying matters

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Name: Miyuki Hosoya-Neale

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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