Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: Monday, 30 May 2022

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

Albert-Eden Local Board

WRITTEN FEEDBACK Vol. 5 (5935-6576)

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5949	Todd Berry		Albert-Eden	5
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6125	Jake Schofield		Albert-Eden	5
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6144	Justin Ellis		Albert-Eden	5
6151	Donald Kokich		Albert-Eden	5
6163	Anisa Ismai		Albert-Eden	5
6184	Astrid Modrow		Albert-Eden	5
6198	George Horvath		Albert-Eden	5
6206	Brooke Schofield		Albert-Eden	5
6213	Tyler Koefoed		Albert-Eden	5
6216	Marie Lewis		Albert-Eden	5
6228	Gerard Thompson	AKA Residential	Albert-Eden	5
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6253	Andy Warner		Albert-Eden	5
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6257	Sheryl Fenwick		Albert-Eden	5
6275	Ting Kwok Cheung		Albert-Eden	5
6291	Mat Taylor		Albert-Eden	5
6300	J Sturme		Albert-Eden	5

Sub #	Submitter Name	Organisation	Local Board	Volume
6305	Paul Majurey	Tupuna Maunga Authority	Albert-Eden	5
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6329	S S		Albert-Eden	5
6330	Bella Burgess		Albert-Eden	5
6335	Martin Harvey		Albert-Eden	5
6347	John Covich		Albert-Eden	5
6349	Albert Poleki		Albert-Eden	5
6351	Neil MacArthur		Albert-Eden	5
6352	Jack Gibbons		Albert-Eden	5
6357	Rachel Thomson		Albert-Eden	5
6360	Josh Kennedy		Albert-Eden	5
6361	Rebecca Aldous		Albert-Eden	5
6370	Denis Drumm		Albert-Eden	5
6377	Debbie MacArthur		Albert-Eden	5
6395	Sujeewa Wannigama		Albert-Eden	5
6397	Iara Gelpi		Albert-Eden	5
6403	Thomas Owen		Albert-Eden	5
6404	Margaret McClure		Albert-Eden	5
6423	MICHELLE ROACHE		Albert-Eden	5
6425	Charmaine Walsh		Albert-Eden	5
6426	alistair craig		Albert-Eden	5
6427	Leena Bhikharidas		Albert-Eden	5
6432	Richard Lewis		Albert-Eden	5
6437	Steve Sung		Albert-Eden	5
6450	Shiree Reihana		Albert-Eden	5
6489	Mark Gander		Albert-Eden	5
6494	Roy Bell		Albert-Eden	5
6497	Diana Ward		Albert-Eden	5
6501	Ross Ferguson		Albert-Eden	5
6510	Jennifer Buckley		Albert-Eden	5
6515	Anne Belich		Albert-Eden	5
6524	John Burns	Character Coalition Incorporated	Albert-Eden	5
6533	Daniella Holschier		Albert-Eden	5
6534	Stuart Brooke		Albert-Eden	5
6541	Frank Grgec		Albert-Eden	5
6544	Gemma Tolich Allen		Albert-Eden	5
6547	Wendy Hughes		Albert-Eden	5
6553	Jono Willis		Albert-Eden	5
6575	Tayla Brady		Albert-Eden	5
6576	Callum Kayes		Albert-Eden	5

#5935

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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 Cooper

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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#5945

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Your details

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

Name: frances spencer

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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

Tell us why

1200m is a huge area - needs to be reduced so the development extends outward so it stays attached to the city and doesn't create a patchwork zone , maybe 500m here would be ok

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

metro area catchment should be much more tightly controlled to not only contain the intensification to the trail lines bit also the intensification effects of the extra people using schools etc already under huge stress in mt Albert where I live

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

Im extremely concerned about the permit of 6 story buildings into single level character areas already proposed - they should not be next to each other . Keep large buildings together to minimise effect of overshadowing loss of privacy etc on standard single family residential houses. I think the catchment around transit stops should be zero - the development around rail lines is enough.

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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

these proposal are too drastic in terms of how much area can be mixed up with old and new and needs to be more tightly controlled into smaller areas. A patchwork of 6 story and single level doesn't work for anyone.

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

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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

some of the older areas have been less well maintained over the years and are of lesser special character tham other. In principle it is critical not to destroy the special character areas just because they are next the railway - if they are clearly run down and generally rented and not well looked after then it may be acceptable to develop these areas without detracting from the city 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

Looking at the areas where growth is worst they seem to be disproportionately the western line - it will destroy Mt Albert as a leafy suburb to live completely - even in the special character overlay there are 'islands' of development in the middle of character areas. this developments will still effect the areas at last 200-300 metres of the immediate areas in terms of views , privacy and sunblocking. Building a 6 story building abutted to an area where you cant even build a fence above 1200 mm make a mockery of the other zoning rules. Its crazy!

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

makes sense to match capability to use especially if we can delay having to upgrade by making the intensification areas in 'new' build areas eg satellite cities connected by good public transport

Other qualifying matters

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

Intensification of people and building heights will impact massive on everything wherever it is and we should;d try an minimise the sprawl of such activity., All of the above qualifying matters should be taken into account as well as existing infrastructure such as schools etc.

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#5947

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Name: Anthony Blomfield

Name of organisation/business: Ascot Hospital and Clinics Limited

Your local board: Albert-Eden

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

Tell us why

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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

Refer to attached feedback document

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

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BENTLEY&Co
Resource Management Consultants

9 May 2022

Anthony Blomfield
E-mail: ablomfield@bentley.co.nz
Job No: 19045

Auckland Council
Private Bag 92300
Wellesley Street 1142

Attention: Unitary Plan Team

RE: Feedback on Auckland Council's Preliminary Response to NPS-UD and MDRS Requirements - Ascot Hospital and Clinics Ltd

Introduction
This feedback is provided on Auckland Council's Preliminary Response to the requirements of the National Policy Statement on Urban Development 2020 ("**NPS-UD**") and the Medium Density Residential Standards ("**MDRS**") as introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act.

This feedback is in relation to the Mercy Hospital in Epsom.

Mercy Hospital, owned by The Ascot Hospital and Clinics Limited ("**Ascot**") as a New Zealand-owned private hospital and clinics facility, is located at 98 Mountain Road and 15-17 Gilgit Road, Epsom, on a site with an area of some 2.4 hectares.

Associated with the 'primary' Mercy Hospital site, Ascot owns the land at 90 and 94 Mountain Road, and 1 and 3 Gilgit Road. Ascot also has an interest in the site at 11 Gilgit Road. Ascot's landholdings and interests are identified in **Figure 1**.

Bentley & Co are authorised to act as the 'agent' on behalf of Ascot, for the purposes of this feedback.

Bentley & Co Limited
Level 3, 48 High Street, Auckland CBD
PO Box 4492, Shortland Street, Auckland 1140

Phone: 09 309 5367
www.bentley.co.nz

Figure 1. Aerial photograph identifying the Mercy Hospital site (red outline) and associated landholdings (yellow outline) that are owned by Ascot, or which Ascot has an interest in.

The Mercy Hospital

The 'primary' Mercy Hospital site is currently occupied by a range of purpose-built buildings housing a variety of hospital and healthcare facilities, together with associated ancillary at-grade parking and parking buildings.

The 'associated land' is occupied by former residential buildings which accommodate healthcare facilities/activities, with ancillary at grade parking. The property at 1 Gilgit Road (and including the rear of 90 and 94 Mountain Road) has been recently redeveloped with a modern purpose-built healthcare facility, with the previous residential building removed.

The primary Mercy Hospital site and the associated landholdings are all zoned 'Special Purpose – Healthcare Facility and Hospital' ("**Healthcare zone**") under the operative

Auckland Unitary Plan ("**AUP**"). The properties at 90 and 94 Mountain Road and 1 and 3 Gilgit Road are also subject to the Special Character Area Residential overlay ("SCAR overlay").

Within the same block, the property at 92 Mountain Road is zoned Healthcare and is subject to the SCAR overlay. The properties at 5-9 Gilgit Road are zoned Residential – Single House, and are also subject to the SCAR overlay.

Refer to **Figure 2** for a zoning map of the subject site and surrounding area.

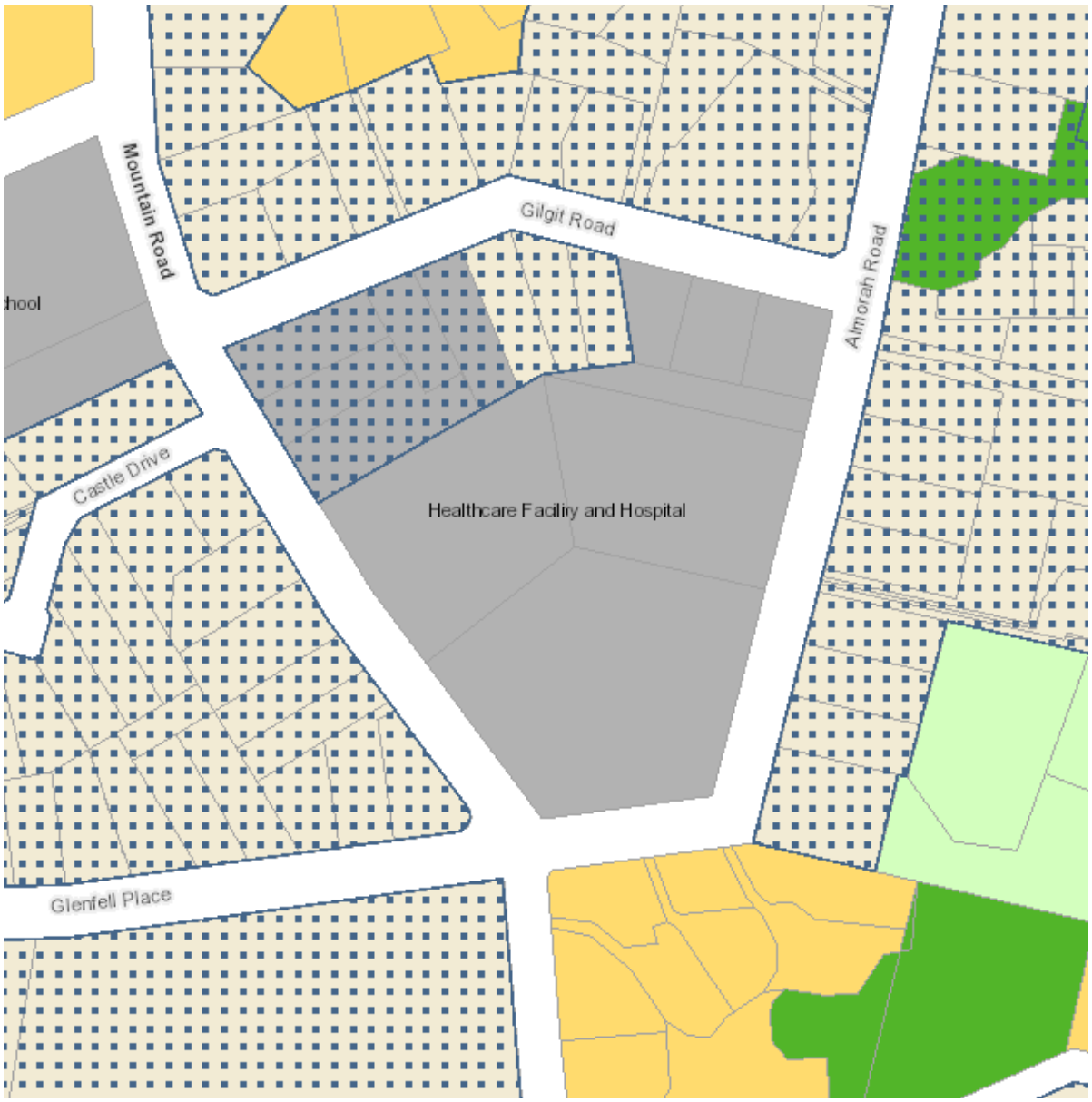

Figure 2. Operative zoning of the Mercy Hospital site and surrounding area

Council's Preliminary Response Relative to the Subject Site

With respect to enabling greater residential intensification, the Council's Preliminary Response to the requirements of the NPS-UD and MDRS seeks to enable intensification within and surrounding centres (within defined 'walkable catchments'), and to implement the requirements of the MDRS in all other areas except where 'qualifying matters' exist which would make intensification inappropriate.

As illustrated in **Figure 3**, the Council's Preliminary Response indicates that the Healthcare zone will be retained. The SCAR overlay is proposed to be deleted from the properties at 1 and 3 Gilgit Road, but is to be retained at 90, 92 and 94 Mountain Road.

The SCAR overlay is proposed to be deleted from the residential land at 5, 7 and 9 Gilgit Road, with these properties being rezoned to Residential – Terrace Housing and Apartment Building.

Figure 3. Map of the Council's Preliminary Response to the zoning of the subject site

Feedback on Council's Preliminary Response
The NPS-UD directs decision makers to give effect to the objectives and policies of the NPS-UD, which recognise the national significance of:

- having 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; and
- providing sufficient development capacity to meet the different needs of people and communities.

The aim of the NPS-UD is to ensure that planning decisions enable the sufficient supply of housing that is needed to meet demand, improve the general affordability of housing around the country, and ensure housing is supported by more businesses and community services.

The NPS-UD is concerned with regional policy statements and district plans enabling more people to live in, and for more businesses and community services to be located in, areas of an urban environment which are in or near a centre zone, are well-serviced by existing or planned public transport, or where there is high demand for housing or business land, relative to other areas (Objective 3).

The NPS-UD requires planning decisions to contribute to well-functioning urban environments, that as a minimum have or enable a variety of homes that meet the needs of different households, and which have good accessibility for all people between housing, jobs, community services, natural spaces and open spaces (Policy 1).

Overall, the NPS-UD supports urban intensification to meet housing demand together with enabling all people and communities to be able to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. In this respect, the NPS-UD takes a holistic approach to providing for residential intensification, recognising that such intensification is required to be serviced by appropriate community services, including healthcare facilities.

The Regional Policy Statement contains the following objectives and policies:

B2.8. Social facilities
B2.8.1. Objectives

(1) Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety

B2.8.2. Policies

(2) Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.
(3) Enable intensive use and development of existing and new social facility sites.

B5.3. Special Character
B5.3.1 Objectives
(2) The character and amenity values of identified special character areas are maintained and enhanced.
B5.3.2. Policies

(1) Identify special character areas to maintain and enhance the character and amenity values of places that reflect patterns of settlement, development, building style and/or streetscape quality over time.

…

(4) Maintain and enhance the character and amenity values of identified special character areas by all of the following:

(a) requiring new buildings and additions and modifications to existing buildings to maintain and enhance the special character of the area;

(b) restricting the demolition of buildings and destruction of features that define, add to or support the special character of the area;

(c) maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area; and

(d) avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.

Ascot supports the retention of the Healthcare zone for its landholdings, and the properties that are owned by third parties (92 Mountain Road and 11 Gilgit Road). Ascot also supports the deletion of the SCAR overlay from the properties at 1 and 3 Gilgit Road.

Ascot does not support the continued application of the SCAR overlay to its properties at 90 and 94 Mountain Road (and the property at 92 Mountain Road).

The SCAR overlay conflicts with the purpose of the Healthcare zone, which is to enable the efficient operation and development of hospitals and healthcare facilities to support the healthcare needs of the community. The functional and operational requirements of modern healthcare facilities cannot be practicably accommodated within the existing buildings at the properties at 90-94 Mountain Road, which were constructed as residential dwellings. The cost to adapt the buildings for healthcare use (with sub-optimal layouts), and the ongoing cost to maintain the old buildings, is significant and reduces the efficiency (and cost-effectiveness) of the provision of healthcare services to the community. The standards of the SCAR overlay, which include standards to constrain the area of building coverage and impervious area, also conflict with the standards of the Healthcare zone, and the ability to provide for the operational requirements of healthcare facilities which include carparking.

This conflict and competing RPS objectives and policies for the Healthcare Zone and the SCAR has previously been recognised by Council in their s42A Hearing Report of a similar submission prepared by Ascot in respect of Plan Change 26, where it was stated:

There are clearly competing objectives and policies, as evidence above. Given the limited resources available for healthcare facilities and their importance to communities for their wellbeing, in my opinion an exception should be made to exclude the land zoned Special Purpose Heathcare and Hospital zone from the SCAR provisions.

While Ascot's submission in respect of Plan Change 26 was considered out of scope (by hearing commissioners), ultimately Plan Change 26 was withdrawn. That does not negate the conclusion arrived at in respect of the inherent conflict in applying a residential character overlay to land zoned Healthcare, which was also acknowledged by the Hearing Commissioners as having "planning merit".

Ascot's Feedback and Relief Sought

In response to the Council's Preliminary Response, Ascot seeks the following relief in the upcoming plan change to be notified in August 2022:

1. The Healthcare zone applying to 90, 92, 94 and 98 Mountain Road, and 1, 3, 11 and 15-17 Gilgit Road, Epsom, is retained;
2. That the deletion of the SCAR overlay from 1 and 3 Gilgit Road, Epsom, is adopted; and
3. That the SCAR overlay which applies to 90, 92 and 94 Mountain Road, Epsom, is deleted.

Ascot would be pleased to meet with the Council to discuss its feedback to the Preliminary Response.

Yours faithfully,
BENTLEY & CO. LTD

Anthony Blomfield
Resource Management Planner

K:\Projects - Documents\Projects\Mercy Hospital\Mercy District Plan Review 09019\AUP draft changes\Feedback Mercy 060522.docx

#5949

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

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Your details

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

Name: Todd Berry

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Important to retain quality heritage and character areas

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

Tell us why

Francis Ryan Close in Mt Albert needs to be zoned the same as the surrounding streets which are SCA

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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#5951

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

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Your details

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

Name: Mary Flaws

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Agree-To support sustainable city planning and to cut emissions from vehicles

Disagree-Greater use of electric cars and other vehicles such as city driverless cars i.e. in San Francisco's city centre, and rapid transport options may lessen the need for such a walkable catchment however

Disagree in applying this sole criterion of walkability instead of making this a secondary consideration after 'qualifying matters' which should be considered first in zoning decisions eg height sensitive zones, viewshafts, special character zones, density rulings, maunga values, particularly landscape values in the Tupuna Maunga o Tamaki Makaurau Strategy Pathways and values; parking, and tree 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

Four-600 hundred metres is more walkable.

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

Four hundred -600 metres is more walkable

Intensification around town and local centres

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

Agree the distance -sustainable city approach but

Disagree that distance/accessibility is the prioritised criterion for decisions on height/density increases of terraces and apartments. Other criteria as described above should be prioritised.

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

Agree the sustainable city approach but

Disagree that distance and accessibility is the sole criterion for decisions on height/density of terraced housing and Apartments

Other criteria as described above should be prioritised.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Special character areas are what give a city a sense of place and history

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

Tell us why

It is inconsistent and hard to follow Council reasoning in labelling Belvedere St a Special character Area but not Mt St John Ave.

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

AIready too many new developments in the North West with septic tanks-negative impacts on the environment particularly waterways if not serviced reularly or are inefficient. Small sized sections make this problematic too.

Other qualifying matters

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

Council qualifying matters listed above do not go any where near far enough. The maunga/volcanic cones have been put forward for World Heritage status and their cultural and spiritual values are high.

1.Auckland Council Viewshafts of the maunga/ volcanic cones must be retained in order to protect the landscape values identified by Tupuna Maunga o Tamaki Makaurau Strategy-Pathways and landscape values-In the government proposed zones it is possible for three terrace houses up to three storeys high to be built right on top of the rim of the Te Kopuke/ Mt St John maunga in Belvedere St. On the corner of Belvedere St and Mt St John Ave, apartments are zoned in the government proposal. These will impact on regionally significant views and the intrinsic form of the maunga. Environment Court decisions have prevented such inappropriate developments on Te Kopuke/Mt St John , Maungarei/Mt Wellington, and Puketapapa/Mt Roskill because of the landscape values and views to, of and between maunga being impacted by development. The view

and cultural associations to' 'from and between Te Kopuke/Mt St John and Maungawhau will be obliterated.

2. Auckland Council Height sensitivity and restrictions that exist on Te Kopuke/Mt St John and surrounds must be retained. The form of the maunga will be severely impacted under the Government zone changes. Indeed it is a matter of National Importance in Section 6 of the RMA. Three storey blocks were prohibited at Puketapapa/Mt Roskill as they would obscure the form of this maunga.

3.Auckland Council Thousand sq metre minimum site size right around Te Kopuke/ Mt St John-C2A zone in Unitary Plan. This was put in place by residents lobbying Council to protect the visual amenity of the landscape of Te Kopuke. It has been held as a zone through various Court case challenges and Council Plan changes (Previously known as 3BSpecial zone).

There have been volcanic protection groups since the 1940s. The Auckland Volcanic Cones Society committee have fought in the Courts for thirty years to protect volcanic cones landscape values. The days of building high or tall on maunga/volcanic cones should be over. Now the Tupuna Maunga Authority has this role together with other cultural and natural values. The Auckland Regional Authority, then Auckland Regional Council and now the Auckland Council have had or have policies and statuory plans to protect the maunga.

Walkability cannot be the predicated criterion of the Government for Auckland City which is unique in its location on a serial volcanic site. Integrated planning is required, not just a single mantle of walkability catchments overlaid on the city.

. Tree protection-the lack of this qualifying matter negates any climate gains from walkable catchments. Historic trees must be protected and other significant trees which have positive effects on carbon sequestration in cities.

. Parking-new Government zoning does not require off street parking in the apartment and terrace housing re zoning. Belvedere St is already taken up by cars during school hours particularly. Private schools have a whole city catchment of students so many drive to school. Walkability catchments are not as relevant.

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#5955

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

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Your details

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

Name: Susan Matthews

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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We are proposing:

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

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

Tell us why

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

Tell us why

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

Tell us why

This is a very broad brush approach - not all train stations are equal

Intensification around town and local centres

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

Each town centre should be treated individually - not all areas are the same.

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

Once again - each small town centre should be assessed individually.

Qualifying matters

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

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

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

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

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

Tell us why

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

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** 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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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft

- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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Feedback to Auckland Council's preliminary response for NPS-UD and MDRS

1. Weston Avenue, Mt Albert

Under the current proposal, 7 properties at the upper cul-de-sac end of Weston Avenue have been aligned with Residential Isthmus C while most properties in the street have been identified as aligning with Isthmus B (Ōwairaka West Report). This is illogical, inconsistent and goes against Council's own guidance notes for assessing Special Character Areas (SCA).

I note that as of April 2022, 4 properties at 39-45 Weston Ave were changed as they were identified as better aligning with the adjacent Isthmus B (refer to the Ōwairaka West Report).

I contend that Weston Avenue **in its entirety** should be included within Isthmus B, a Special Character Area (SCA) and zoned Two-Storey Single Dwelling Residential Area, for the following reasons:

a) The western Avenues of Duart, Weston and Douglas were all subdivided in the early 1920's and form a consistent area of block development. As noted in the Ōwairaka West Report, houses in this area have a similar rhythm, setback, and lot size. This is also true of the upper end of Weston Avenue.

b) Weston Avenue **in its entirety** features
   i. high-quality character homes predominantly built in the 1920's (meeting the threshold of >66% of properties)
   ii. bluestone kerbing
   iii. historic stone walls and fences – odd street numbers up to and including #53
   iv. historic stone garages (street #37, 47, 53)
   v. a wide street with mature trees (predominantly Pohutukawa) providing a rare canopy streetscape

c) It is not logical to group the upper cul-de-sac end of Weston Avenue with the northern, southern, and eastern surrounds of the Maunga where development was later during the 1940's to 1960's and includes infill development.

d) Council's guidance notes for identifying sub areas of high-quality special character state that the size of sub areas *should be at least 10 properties but generally at least a whole street or block*. All of properties in Weston Avenue, the whole street, should be considered as a sub area of high-quality special character and aligned with Isthmus B.

e) Fragmentation – Council's guidance notes also state issues of fragmentation can be managed by areas better aligning with the values of another area. Weston Avenue **in its entirety** is better aligned with the values and attributes of Isthmus B and the adjoining avenues of Duart and Douglas. Fragmenting a character street such as Weston Avenue into two zones does not make sense particularly at the cul-de-sac end adjoining the Maunga.

f) Desktop Survey Data - of the 46* properties in Weston Avenue, 34 individual properties score either 5 or 6 equating 74%, well above the 66% requirement and therefore of high-quality special character value. *Excludes #40 as noted in your surveys, rear properties are excluded from the percentage calculations.

g) To allow rezoning for intensification of only 7 properties at the cul-de-sac end of the street adjoining the Maunga (including #53 the oldest home), and retain special character status for the balance, would destroy the overall character and streetscape of Weston Avenue.

2. Mt Albert - Summit Drive, Sadgrove Terrace, Stilwell Road & Ferner Avenue

I strongly disagree with the preliminary proposal to remove the Residential – Single House zone and Special Character overlay for these streets, located in close proximity to and situated on the slopes of Ōwairaka / Te Ahi-kā-a-Rakataura / Mount Albert.

The proposal to rezone to Residential – Terrace House and Apartment zone (RTHAB) and Residential – Mixed House Urban zone (RMHU) will have a dramatic and enormously negative impact on this special character area – the values which to date have been supported and protected through the current AUP zoning and Special Character overlay. Rezoning of this neighbourhood will lead to the permanent and irreversible loss of the special character, beauty, and values of this suburb.

The proposal to allow intensification and lose the special character of this locality would also be damaging to the historical, spiritual, ancestral, and cultural identity of Ōwairaka / Te Ahi-kā-a-Rakataura / Mount Albert.

I strongly support Council's proposal to include residential areas of special character as a qualifying matter. However, I contend that this neighbourhood should be retained as a SCA for the following reasons:

a. It should be recognized that the suburb of Mt Albert is already contributing significantly to housing intensification through numerous multi-storey residential developments already planned, completed or underway. This includes significant developments along New North Road, Asquith and Fowler Avenues, Owairaka, Hendon Ave, Martin Ave to name a few. These are all predominantly within 1km or so of the Mt Albert or Baldwin Avenue train stations. These are significant residential developments contributing to policy goals and should be factored into the decisions of what further zoning changes are needed and reasonable.

b. Retaining this area as a SCA will have minimal impact on capacity.

   Council staff have stated only 3% of Auckland is currently Special Character/single house zones – therefore 97% is not. Reducing the 3% component further will not have any material impact on Auckland's land availability. The NPS-UD requires councils to have plans with "rules that are not unnecessarily constraining growth". Retaining the Special Character status here does not create any material constraint on capacity.

   As some Councillors have recently noted in public comments, Auckland's current Unitary Plan already enables over 900,000 dwellings to be built on existing residentially zoned land. Removing the Special Character status from this relatively

small pocket of properties would have no meaningful impact on capacity in this context.

c. A key goal of Government's housing intensification strategy is to improve housing affordability. With the typically higher property values of the streets in the vicinity of the Maunga, it is highly unlikely that affordable housing would be created through rezoning. Given the property and development costs involved if anything it would lead to the creation of more expensive / luxury housing.

d. These streets are on the slopes of the predominant geographic feature of this area, the Maunga Ōwairaka / Te Ahi-kā-a-Rakataura / Mount Albert. As stated in the Council's SCA preliminary detail for Owairaka West: "Mt Albert is a notable feature in the backdrop of houses in this area."

   Tupuna Maunga O Tamaki Makaurau Authority, the statutory authority charged with governing the ancestral mountains of Auckland, have stated that "an important management objective is preserving and enhancing sightlines to and from the Maunga so that they are markers in the landscape and their cultural and natural features are visually apparent."

   Rezoning this land for intensification will do nothing to support these objectives.

e. Council has retained the Regionally Significant Viewshaft and Height Sensitive Overlay as a Qualifying Matter (which I agree with) however this is in direct conflict with the proposed rezoning to higher density.

f. Inconsistency - There are different outcomes within the current proposals for this area. The Kitenui-Alberton Roads area is proposed to be retained as a SCA (which I agree with), and yet the streets on the southern side of Mt Albert Road which are equidistant from transport, share similar heritage, location and property attributes are not. The streets south of Mt Albert Road are situated on the slopes of the ancestral Maunga, while they are not, yet have been earmarked for intensification and loss of SCA. This is inconsistent.

   In addition, two vacant rear sites on Summit Drive are proposed to be retained as single house zone (Two-Storey Single Dwelling Residential Area) while the surrounding properties are rezoned RTHAB and RMHU. I view this as inconsistent.

Susan Matthews

#5960

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

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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 Donnelly

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

1.2km is not a feasible walking distance in Auckland - it is longer than std internationally used walkability, and unlikely to be practical - especially on Aucklands many rain days.

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

.8 km is not a feasible walking distance in Auckland - it is longer than std internationally used walkability, and unlikely to be practical - especially on Aucklands many rain days.

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

.8 km is not a feasible walking distance in Auckland - it is longer than std internationally used walkability, and unlikely to be practical - especially on Aucklands many rain days.

Intensification around town and local centres

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

This would swamp small town centres and be out of character to many small heritage town/local 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

Again the extensive Unitary Plan process has analysed all of these in the wider intensification it allowed. The already up zoned areas are many many years away from being needed, and further increases will spread effects over a wider area eg shading of nearby properties

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

existing special character areas should be included now, as very recently put in pace after a proper process, and excluding now undermines trust in the Unitary plan process and future changes

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

In heritage/special character areas with 110 yr old clay pipes, combined sewage/stormwater and with pipes often running within private property this is a clear constraint, and not only costly, but

extremely disruptive with work on every property - obviously these areas should qualify the top down blanket, non area specific government dictates.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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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#5962

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

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Your details

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

Name: jennifer webby

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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4. **What do you think of our proposal 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.

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

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

Tell us why

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

Tell us why

areas like Francis run close within a heritage area should not be intensified as this will also ruin the heritage area.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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#5979

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

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Name: Howard Spencer

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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

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

Tell us why

Where these are in conflict with Heritage zones it makes no sense to have a 6 story building along side a heritage house or building, the zones make no sense when looked at in detail.

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

Where these are in conflict with Heritage zones it makes no sense to have a 6 story building along side a heritage house or building, the zones make no sense when looked at in detail.

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

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Tell us why

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Tell us why

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

Tell us why

Where these are in conflict with Heritage zones it makes no sense to have a 6 story building along side a heritage house or building, the zones make no sense when looked at in detail.

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

Where these are in conflict with Heritage zones it makes no sense to have a 6 story building along side a heritage house or building, the zones make no sense when looked at in detail.

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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Tell us why

Other qualifying matters

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

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

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

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#5985

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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 Gilbert

Name of organisation/business:

Your local board: Albert-Eden

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

Existing capacity in Unitary Plan is sufficient to meet housing needs in the foreseeable future.

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

Tell us why

There is sufficient capacity allocated by the Unitary Plan near the metropolitan centres for housing needs in the foreseeable future.

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

Tell us why

Sufficient capacity exists in Unitary Plan for the areas around rapid transit.

Intensification around town and local centres

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

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

Sufficient capacity around town centres is already allocated in Unitary Plan.

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

Tell us why

Sufficient capacity is already allocated in Unitary Plan.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Traditional houses in Auckland built from local timber including villas, bungalows etc are of extremely high heritage value in the city, in NZ and internationally.

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

Poor planning will result in "concrete jungles" as can be seen so clearly in other countries eg UK 1960s and 70s. This will have a detrimental effect on heritage, community and family life, physical and mental health. The Unitary Plan has allocated sufficient areas to meet housing needs for the foreseeable future. Areas of heritage value should be preserved wherever possible.

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

Poor planning will result in "concrete jungles" as can be seen so clearly in other countries eg UK 1960s and 70s. This will have a detrimental effect on heritage, community and family life, physical and mental health. The Unitary Plan has allocated sufficient areas to meet housing needs for the foreseeable future. All areas of heritage value should be preserved wherever possible.

Infrastructure constraints

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

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

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

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

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

Tell us why

Because the Unitary Plan allocates sufficient areas to meet housing needs for the foreseeable future, the quality of heritage areas should be preserved wherever possible including planned infrastructure controls.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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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#5989

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

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Your details

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

Name: Tilly Dallimore

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

there are not enough amenities around many rapid transit stops to support the volume of development proposed.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 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?** I don't know

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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#5999

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

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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 Hart

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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. Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

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

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Metropolitan Centres in the isthmus (Newmarket, Sylvia Park), and 800 metres (10 minutes) for other Metropolitan Centres. In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

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 currently walk over 800 m to my local train station and would happily walk further.

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.

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

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

This will support:

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

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

Intensification around town and local centres

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

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

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

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

Tell us why

I support upzoning adjacent to town and local centres.

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

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

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

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

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

With the climate emergency, Auckland Council needs to enable More Homes in the Right Places. Special Character overlays in central suburbs - the areas with the greatest access to transport and

existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

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

Tell us why

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

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

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

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

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

Tell us why

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

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

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

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

Infrastructure constraints

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

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

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

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

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

Tell us why

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

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#6004

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

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Your details

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

Name: H Cato

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft

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

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

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#6010

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

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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 Morris

Name of organisation/business: Francis Ryan Close Neighbourhood Group

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Tpo ourn group, that seems a fair compromise between protecting inner city suburbs from deep intensification and encouraging higher density within 1200m

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

Our concerns are about orderly and reasonable development. The place for that dfevelopment is on roads immediately around town centres and we think 800m is just too close. It seems more reasonable and sensible to us that such a catchment should be much closer, and not intrudce on quiet streets away from main roads. Our thinking is that a catchmdent in the order of 400m strikes a better balance.

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, we think this is much too far away and, if imposed, will have the effect of destroying the ambience of quiet suburban streets. Our feeling is that the catcvhment should be more like 400m.

Intensification around town and local centres

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

Again, we feel it is just too close. The intensification process, while needed in a growing city, should restrict buildings higher than threre storeys to the immediate town centre - perhaps 200-300m from its perimeter,

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

This catchment seems in better proportion, but our feeling is that it is still too far away. Our suggestion would be 100-150m

Qualifying matters

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

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

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

Of course we should include special character areas as qualifying matters. We need to protect what remains of our heritage and early pioneering families. We have lost too much over the decades.

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

Tell us why

We feel strongly that all the special character areas under the Unitary Plan should be regtained. It is our heritage,

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

This is logical. Development and infrastructure need to go hand-in-hand.

Other qualifying matters

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

Obviously the viewshafts for Auckland prized volcanoes/maunga should be protected. Aghain, they are part of who we are.

Important privacy information

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The case for retaining the single house zone for Francis Ryan Close, Mt Albert, and near neighbours

[This submission deals only with the case to retain the single house zoning for Francis Ryan Close, Mt Albert (circled above left, with the affected properties indicated in right image) and its four corner neighbours in Alexis Ave – in the absolute belief the homes there deserve their own "special character" status, just as surrounding streets do.

The document does not deal with the variety of other arguments against the terraced housing/apartment zone that, at this stage, the council proposes to place over the street and near neighbours. They will be outlined in the August submissions if the council declines to amend the draft plans in relation to Francis Ryan Close]

Francis Ryan Close in Mt Albert and the four east-west properties at the corner of Francis Ryan and Alexis Ave sit on land that was developed in the 1970s through to the early 1980s. It was previously farm land – a small oasis surrounded, in the northern lee of Mt Owairaka, by the homes of early pioneers and their families, dating back to the very early years of last century.

As the years passed, those 1910-1925 bungalows, with some villas, were joined by the different style houses of the 1930s-1960s – to create an appealing area of Mt Albert where styles were compatible.

There was no visual "clash" as house-building and architecture evolved and the northern shadow of the mountain, with 100-year-old Mt Albert Grammar School as one of its focal points, became recognised for its good-sized sections, community/family appeal and pleasant close suburban outlook.

Francis Ryan Close, with its corner neighbours, became the final cog in the residential development wheel of what the real estate companies now like to call Mt Albert's "golden triangle".

There is nothing elitist about that label; it is used to describe one of Auckland's treasures – a pleasing suburb-within-a-suburb where the homes of original pioneers (like the Kerr-Taylors of the 1860s) and their descendants sat naturally as the years passed, alongside the evolving building styles of the 30s, 40s, 50s, 60, 70s and 80s

Today (as shown in the cross-section pictured above), the one and two-storey homes of Francis Ryan Close, flanked by corner neighbours in Alexis Ave, sit comfortably with the style of homes over the back fence and down the road which may have been built 40 or 50 years earlier. In fact, one of the homes in the proposed zone was created in that same earlier era - a full kauri Californian bungalow, originally built in the 1920s, which was shifted to its present position at the corner of Francis Ryan and Alexis Ave about 30 years ago.

In zoning Francis Ryan "single house" under the 2016 Unitary Plan, Auckland Council plainly accepted this community of style and shape was worth protecting from any future intensification.

But now the council draft plan, in answer to the Government legislation, has opted to exclude Francis Ryan (and the four corner properties carrying Alexis Ave addresses) from the general "single house/special character" zone which remains in place across most of the "golden triangle".

Francis Ryan – named after a noted mayor of the old Mt Albert Borough – is a very small cul-de-sac in the heart of the northern shadow of Mt Owairaka. If the draft plan is confirmed, it would become a tiny island of high development, surrounded on all sides by the single house zone. Most local people would surely regard that as a crime.

To the submitters (representing the 14 property owners affected), the draft plan is illogical and a retrograde step which will have a major detrimental impact on the whole area.

While the area excluded from the single house zone is small, the intrusion of six-storey (or more) apartment blocks will have very wide implications across the "golden triangle".

If the draft is endorsed, Mt Albert faces the danger of losing a signature and treasured local area (highly regarded by architectural, historical and other entities) to intensive development, and is our firm conviction that Francis Ryan Close and its Alexis Ave corner neighbours should retain their single house (special character) zoning.

[The hugely damaging impact of a change of zone will be explored fully before the planning hearings if the plea outlined in this document is not accepted.]

The special character identified here is not historic to 2022 eyes, though younger citizens certainly appreciate, and value, homes built by their parents and grand-parents. But they are treasures in their own right, recording the evolving architectural styles of a burgeoning city, sitting in harmony with what came before.

Well-designed homes of the 70s and 80s are as appealing in an architectural sense as the heritage homes next door or the street behind. They are in proportion to the land they rest on and help to form part of the pleasant, homogenous nature and flow of a suburb and city that reflects the lives of people who created them.

At the other extreme, concentrated terraced housing, jammed-in three-storey townhouses and six-storey (or more) apartment blocks would destroy any sense of community and the "neighbourly feel" of a century-old part of Mt Albert. The visual pollution would be as offensive as apartment blocks alongside the Taj Mahal.

In support of the contention that Francis Ryan Close and Alexis Ave neighbours should retain the single house zone because of the special character, we note the council's own planning guidelines:

- **"***The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character."*

Plainly, Francis Ryan Close meets these criteria, though of course there is no coastal perspective. This is a cohesive, visually-appealing area where the very old blends well with homes built a mere 45-50 years ago.

The amenity values here rest on longevity, tranquillity and sense of community where family – from cradle to twilight years and beyond – are embedded in a special neighbourly culture, just a 10-minute walk to a mountain settled centuries earlier by Maori.

We take pride in our properties, our neighbourhood and our community. Home-owners in this precinct are here for the long-haul, and some properties in Francis Ryan are still enjoyed by the original inhabitants or their families.

The special, unified character is obvious to anyone who walks these streets – where the old homes of early pioneers and their families comfortably blend with those of the 70s and 80s. The large section sizes are a special feature of the existing zone, and trees are valued and nurtured.

The council planners list these as objectives of the single house zone:

- *Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.*
- *Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.*
- *Development provides quality on-site residential amenity for residents and for adjoining sites and the street.*
- *Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

On all of these counts, Francis Ryan Close and its corner neighbours in Alexis Ave meet the existing single house zone benchmarks. That is why they were included – after the Unitary Plan hearings – in the council's planning blueprint for the future.

Now, less than six years after that plan became operative, the council produces a draft plan to extract a street of 14 properties – on an island in the middle of a city residential treasure – and zone them the highest of the intensification/development scale.

The spectre of six-storey apartment blocks protruding from the heart of this area – eroding and destroying the amenity values the council's planning blueprints proclaimed – would be a monstrosity.

We ask that the council maintains the existing single house zone: the group of homes involved meet the special character overlay of the zone and should not be excluded from the zone of the wider area.

……

NOTE: This submission has been drafted by residents with no background in town planning. However, we have in our wider neighbourhood an acknowledged expert, Emeritus Professor

John Hunt, School of Architecture and Planning at the University of Auckland. For 14 years, he was convenor of the Auckland Urban Design Panel.

Professor Hunt has made a personal submission as part of this process and we respectfully refer city planners to his feedback.

To quote briefly from it: "… A key feature of the Francis Ryan Close rezoning proposal is that it is surrounded on all sides by the Single House zone with a heritage character overlay. THAB zoned residential sites elsewhere in the Mt Albert area are typically surrounded by other THAB zoned properties or by the "Mixed Housing Urban" zone. Where the THAB zone is adjacent to the Single House zone in these other areas a street typically separates the two zones and serves as a buffer, helping to moderate the adverse effects of THAB development.

"A notable exception to the above conditions is where THAB zoned properties along New North Road back onto Single House Zone properties within the so-called "golden triangle". However, this reflects the well-established urban intensification practice of up-zoning properties on major roads that also have a public transport function, and it can be argued that the owners of adjacent single house zone sites should be aware of this situation.

"In contrast, there is no way in which the residents of Francis Ryan Close or of the other Single House zoned properties in the immediate area could be expected to anticipate the currently proposed Francis Ryan Close spot zone for housing intensification on the scale proposed. This is because it is entirely inconsistent with good planning practice as it relates to land zoning.."

Professor Hunt concludes: "If Auckland Council is committed to intelligent intensification then the proposal to spot zone Francis Ryan Close as a THAB zone needs to be rejected. Any small gains in urban intensification achieved by redevelopment of any or all of these 14 properties would be outweighed by the wider negative impacts of spot zoning at the centre of a Single House zone that has been given special recognition in the Auckland District Plan, the Auckland Unitary Plan, and in the currently proposed variations to the AUP in response to the directives of the National Policy Statement on Urban Development. "

Francis Ryan Close Neighbourhood Support Group

May 9, 2022

Contact: Bruce Morris

#6015

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

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Your details

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

Name: Mandy McMullin

Name of organisation/business: Heritage Landscapes

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 spent a lot of my time submitting to the Unitary Plan which already provides sufficient allocation for high density housing in walkable catchments. there is no reason to change this.

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

Tell us why

as above - the UP already contains sufficient areas allocated for future requirement of high density housing within walking distance of metropolitan centres. this does not require revision.

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, ample capacity for higher density housing within walking distance of rapid transit stops was allocated in the Unitary Plan. Most of it is yet to be developed so there is no reason to revise this.

Intensification around town and local centres

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

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

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

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

Tell us why

As above, the UP already provides sufficient capacity for future development of high density housing near large town centres.

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

Tell us why

as above. The UP in its existing form , already provides sufficient capacity for Auckland future housing in walkable catchments. the limitations are in implementation - not allocation of capacity.

Qualifying matters

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

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

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

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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

SC Areas add value to Auckland and NZ through their collective heritage, cultural values. these are landscapes of unique international interest, containing the finest collection of Victorian and Edwardian wooden houses in the world. They only comprise 3.6% of zoned residential land. they will be destroyed by incremental development. they are worthy of protection

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

Tell us why

Most houses in SCA's collectively represent Auckland's historical development and contribute enormously to its unique identity. Once lost, these areas will be gone forever. They need to be protected as areas, allowing the demolition of individual houses will destroy the fabric. The Proposed Plan Change should ensure the continued protection of all of our Special Character Areas by including them as qualifying matters. As above, the AUP is already achieving intensified housing in Auckland, enough areas have been designated for high density housing to provide sufficient housing for the next 40 years.

The AUP is only 5 years old and the housing provisions are far from fulfilled. It was approved after a rigorous democratic consultation, submission and appeal process. I contributed a lot of time, as did many others, to identifying appropriate

areas for high and medium density homes. This effort is beginning to pay off. There is no reason to change these provisions.

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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Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 UP already allows for Auckland's future development capacity. it has been developed after extensive (and expensive!) consultation. Unless infrastructure constraints are recognised as Qualifying Matters, the government's new Medium Density Residential Standards 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:

- Ridgeline Protection Overlay
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Name: John Graham

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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Tell us why

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

Tell us why

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

Tell us why

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** 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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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

A critical issue due to the possible impacts on existing properties and the mitigation costs that might then be imposed on them. In some areas, there could be huge disruption to residents in order to bring infrastructure 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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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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 in principle the inclusion of suggested other qualifying matters.

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.

#6024

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: Linda Vink

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

See attached document

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 attached document

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Important privacy information

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Feedback on preliminary response by Auckland Council -

National Policy Statement on Urban Development

1. Auckland's volcanic landforms and features form a landscape of outstanding and unique natural and cultural value. The dominance of the maunga on the landscape is overwhelming.

2. Despite early settlement, and a large city being built on the volcanic field, the maunga have still been able to assert themselves as the main landscape statements for the region. Their names are reflected in their suburbs and give communities their identity – Maungawhau / Mt Eden, Maungakiekie / One Tree Hill, Ōhinerau/ / Remuwera / Mt Hobson, Puketāpapa/ Mt Roskill, Maungarei / Mt Wellington, Māngere Mountain, Te Tātua-a-Riukiuta/ Three Kings, Ōwairaka / Mt Albert.

3. The maunga have been given Outstanding Natural Feature status, and UNESCO World Heritage Status is being sought for Auckland's entire volcanic field. This should be guiding the level of development permitted, and there should be a uniform approach to all the volcanic features of Auckland.

4. Over the years, a huge amount of work has gone into Regional Policy Statements and the Auckland Unitary Plan to protect the maunga, but this has not been followed through when it comes to planning documents and consenting processes. Now yet again, more pressure is coming on the maunga. The integrity of the maunga must be protected, even if this is a constraint on intensification.

5. The question of viewshafts and height sensitive areas is crucial. Viewshafts, including views to, from and between the cones, need to be protected. The between cone views provide a sense of integration for the volcanic field. This is particularly evident with the increased recreational use of the volcanic features provided by cycleways and walkways, enabling people to appreciate the physical and visual connections of the maunga.

6. Auckland Council should be looking to honour and protect Auckland's special volcanic landscape. This is absolute justification for reducing building heights and density.

7. This applies particularly to Auckland Council's Qualifying Matters (Group J), including the Outstanding Natural Features Overlay, Regionally Significant Viewshafts and Height Sensitive Areas Overlay, Locally Significant Volcanic Viewshafts Overlay and the Height Sensitive Areas Overlay.

8. A uniform approach is required, so that all the maunga have consistent zoning that protects the volcanic features, including viewshafts to, from, and between the cones. In the zoning maps that accompany Auckland Council's preliminary response, this is not the case for some of the volcanic features, including Remuwera / Mt Hobson and Te Kōpuke / Mt St John.

9. Even greater constraints need to be in place. There needs to be appropriate planning management to ensure the protection of Auckland's volcanic heritage.

#6025

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

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Your details

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

Name: Emma McInnes

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

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

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

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

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

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

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

Tell us why

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

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

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

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

[If relevant, add your own example about how you access services, work or other opportunities in your local Metropolitan centre]

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

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

Tell us why

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

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

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

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

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

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

This will support:

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

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

Intensification around town and local centres

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

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

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

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

Tell us why

support upzoning adjacent to town centres.

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

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

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

Tell us why

I support upzoning adjacent to town and local centres.

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

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

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

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

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

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

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

Tell us why

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

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

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

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

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

Tell us why

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

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

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

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

Infrastructure constraints

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

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

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

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

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

Tell us why

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

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

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

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

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

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

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

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

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#6027

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

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Your details

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

Name: Shelley Cave

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

To allow unbridled intensification in rezoned parts of Auckland, without clearly being able to show that the housing created will be well utilised into the long term, will be sustainable into the long term, and will add to overall community atmosphere and ecosystem into the long term, is nothing short of a gamble and irresponsible.

The densification proposition is built on the premise that sustainable housing for the future revolves around access to public transport. That premise is fundamentally flawed, and a broad densification experiment based only on this criteria is similarly flawed. There are many factors that will determine the success and sustainability of city housing in the future, only one of which is access to public forms of transportation. There are many other fundamental matters that people consider when they think about where they wish to live. Those include community amenities, community culture and heritage, access to sunlight and greenspace, quality of the built environment, waste and water infrastructure, safety and security, ability to move around privately (on foot, on a bicycle/scooter, by car, etc), IT connectedness, locations of education and childcare, locations of workplaces, etc.

To decimate areas of Auckland, especially special character areas of Auckland, irreversibly destroys significant parts of the city and their connection to their history. And it destroys many social, environmental, cultural and other amenities that were key to existing residents choosing to live there. There needs to be a clear and proven reason for this to occur. So in every affected area, the experiment with densification needs to be as limited as possible for it first to prove itself as a sustainable, effective and successful inner city housing model that is worth the social cost.

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

Tell us why

This densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term

waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

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

Tell us why

This densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

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that will determine the success and sustainability of city housing in the future, only one of which is access to public forms of transportation. There are many other fundamental matters that people consider when they think about where they wish to live. Those include community amenities, community culture and heritage, access to sunlight and greenspace, quality of the built environment, waste and water infrastructure, safety and security, ability to move around privately (on foot, on a bicycle/scooter, by car, etc), IT connectedness, locations of education and childcare, locations of workplaces, etc.

To decimate areas of Auckland, especially special character areas of Auckland, irreversibly destroys significant parts of the city and their connection to their history. And it destroys many social, environmental, cultural and other amenities that were key to existing residents choosing to live there. There needs to be a clear and proven reason for this to occur. So in every affected area, the experiment with densification needs to be as limited as possible for it first to prove itself as a sustainable, effective and successful inner city housing model that is worth the social cost.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

To allow unbridled intensification in rezoned parts of Auckland, without clearly being able to show that the housing created will be well utilised into the long term, will be sustainable into the long term, and will add to overall community atmosphere and ecosystem into the long term, is nothing short of a gamble and irresponsible.

The densification proposition is built on the premise that sustainable housing for the future revolves around access to public transport. That premise is fundamentally flawed, and a broad densification experiment based only on this criteria is similarly flawed. There are many factors that will determine the success and sustainability of city housing in the future, only one of which is access to public forms of transportation. There are many other fundamental matters that people consider when they think about where they wish to live. Those include community amenities, community culture and heritage, access to sunlight and greenspace, quality of the built environment, waste and water infrastructure, safety and security, ability to move around privately (on foot, on a bicycle/scooter, by car, etc), IT connectedness, locations of education and childcare, locations of workplaces, etc.

To decimate areas of Auckland, especially special character areas of Auckland, irreversibly destroys significant parts of the city and their connection to their history. And it destroys many social, environmental, cultural and other amenities that were key to existing residents choosing to live there. There needs to be a clear and proven reason for this to occur. So in every affected area, the experiment with densification needs to be as limited as possible for it first to prove itself as a sustainable, effective and successful inner city housing model that is worth the social cost.

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

This densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

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Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

This densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

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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

This densification experiment needs to be as limited as possible so that its effects can be clearly understood. Only then can it be determined whether densification in the way proposed is appropriate, and even necessary, to be applied more broadly to greater parts of the city.

This is particularly so as the creation of new housing must be treated the same as the creation of long term infrastructure. If it is not, it is nothing short of the certain creation of medium term

waste, and with that the certain creation of a number of deleterious effects on the communities where that waste has been allowed.

To allow unbridled intensification in rezoned parts of Auckland, without clearly being able to show that the housing created will be well utilised into the long term, will be sustainable into the long term, and will add to overall community atmosphere and ecosystem into the long term, is nothing short of a gamble and irresponsible.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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

#6036

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: Emma McInnes

Name of organisation/business: Women In Urbanism Aotearoa

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

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

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

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

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

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

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

Tell us why

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

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

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

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

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

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

Tell us why

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

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

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

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

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

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

This will support:

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

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

Intensification around town and local centres

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

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

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

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

Tell us why

I support upzoning adjacent to town and local centres.

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

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

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

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

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

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

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

Tell us why

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

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

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

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

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

Tell us why

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

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

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

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

Infrastructure constraints

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

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

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

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

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

Tell us why

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

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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

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

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

Important privacy information

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#6046

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

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Your details

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

Name: Donne Schofield

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 zones are too large, a 15 minute walk in Auckland will be predominately hilly and not easily done by the majority of people. Especially during the wet rainy seasons. Also you will be capturing character homes in those areas. All walkable catchment zones should be much smaller. I also strongly believe that intensification should be on main roads only. Main roads (or arterial routes) are well designed for THAB zoning, they are close to bus stops, close to shops and other amenities, and properties on main roads wont be hugely impacted by apartments going up next door - unlike single house zones. Keep the THAB zones away from single house zones and quiet residential streets.

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

Again for the above reasons. Also please look at the glut of apartments currently for sale on trademe, there are thousands of apartments for sale. Do you really think adding thousands more will increase demand? Not everyone wants to live in an apartment block. You aren't considering the needs of families, the recently retired or those that need a back yard for pets and growing vegetables. Apartments will only suit a small majority of people, so why is the Government so hell bent on adding thousands of 6+ storey apartment blocks? The supply has already met the demand on apartment style living. You will be decimating beautiful areas of single house zoned streets, suitable for families where people love living and walking to local schools and shops.

Also why put so much importance on living close to the CBD? There are other areas in Auckland that supply jobs, such as Highbrook, Albany, Penrose and Manukau City - intensification should be happening around these areas to take the pressure off the older suburbs in central Auckland, where the infrastructure can't handle intensification. Areas such at Mt Albert, Mt Eden and Kingsland, the waste water/sewage system is old, and the schools are already bursting at the seams. There are school children walking from trains. buses and houses near these schools during peak times, adding to the intensification adds to the traffic and makes it more dangerous for our children to walk to school.

Mt Albert alone has the Unitec site which is planned for 4,000 new homes - this is going to be a massive increase of population for Mt Albert and the surrounding areas, the schools wont cope, the roads wont cope. Why would you want to add more intensification by adding the 800m walking catchment rule and replace single house zones with THAB zoning? it doesn't make any logical sense to lose single house/special character areas for THAB zoning, no sense 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

The 800m or 10 min walking distance from rapid transit stops is going to decimate suburbs with single house zones, it will decimate thousands of special character homes. It will change the face of Auckland forever, people will move away because of it, families will move, because nobody in single house zones wants a 6+ storey apartment block next door to them blocking light and invading their privacy, those areas were never designed for apartment blocks and theres a reason why. Family homes and quiet streets where children are walking to school daily will disappear. This is the worst idea of the entire proposal, it has not been well thought out at all.

Francis Ryan Close in Mt Albert will be rezoned from single house zone (with special character overlay) to THAB zone - this is unbelievable. The streets surrounding Francis Ryan Close are all remaining single house/special character zoned. You cannot cherry pick a cul-de-sac from an existing special character area and rezone it in this matter without ruining and devaluing the entire area which is remaining as single house/special character.

Therefore the walkable catchment zone should not only be reduced to much less (100m or less) it should be thrown out entirely. These areas need to be preserved for families. It needs to be a safe area for children to walk from nearby homes, buses and trains. Intensification will increase traffic, more cars on roads, more cars parked on narrow residential streets (which are already jam packed Mon-Fri with school parking)

Instead rezone all arterial routes and main roads as THAB, leave all single house zones as they stand, keep the quiet residential streets that families love as they are.

Intensification around town and local centres

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

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

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

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

Tell us why

Again for the above reasons, keep the THAB zoning to main road/arterial routes only. The Auckland Unitary plan as it stands right now is well thought out and has taken years in the making. THAB should not be permitted anywhere it will impact the lives of residents that live in single house zones or residential areas.

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

Tell us why

THAB zoning should only be permitted on main road and arterial routes. The Auckland Unitary plan as it stands right now is a well thought out piece of zoning. THAB should not be permitted anywhere it will impact the lives of residents that live in single house zones or residential areas.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

All exisiting special character areas should be retained. We live in a 1920's Californian Bungalow made entirely of kauri. It hasn't passed the current special character test because not enough surrounding properties are of the same era. I have attached a photo of our Californian Bungalow so you can see for yourself what a house looks like that should be protected from THAB zoning. We also have beautiful architecture from the 80's in our street, mixed with bungalows from the 1920's and grand return verandah villas from the 1910's - to imply that our house or street does not meet special character status is completely incorrect.

The bar needs to be raised regarding special character, once these older style properties are lost they will never return and we all know that Aucklanders love their bungalows and villas. Even the architecture from the 60's, 70's and 80's has a special character value in Auckland, it certainly is more beautiful than concrete apartment blocks 6+ stories high. I think the council needs to tell the Government that all the exisiting special character areas in Auckland will remain as is - because your rate payers will want that to happen, and I'm certain the submissions you receive will mostly agree with that.

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

You have not retained enough areas as special character - we will lose large chunks of beautiful special character housing in Mt Albert with this proposed rezoning, and I know for a fact these are streets with some of the most beautiful bungalows and villas in Mt Albert. This area is named the 'Golden Triangle' for a reason, do you really want to lose a century of history for 6+ storey apartment blocks that nobody wants to live in? I assume this area has been rezoned THAB because of the 800m or 10 min walkable catchment that you are having to adhere to. The walkable catchment zone needs to be drastically reduced or eliminated completely to save these areas from being decimated, these areas should always remain as a single zone/special character area.

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

Tell us why

I agree with these areas as business special character, but I think more care needs to be taken by asking the Historical Society to look at each building before they are lost in the rezoning - there will be buildings that should be retained as heritage status. The city is a nicer place visually and historically with well maintained heritage buildings in the mix. You only have to look nearby to Sydney to understand how beautiful the heritage buildings are in the CBD, and that they make a city more valuable historically and visually.

If Auckland loses any more heritage buildings it will lose its identity.

Infrastructure constraints

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

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

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

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

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

Tell us why

Definitely, it goes without saying that areas with older waste water / sewage systems cannot handle high levels of intensification. Bear in mind that the Unitec site in Carrington Rd Mt Albert is planned for 4,000 new homes, this will add considerable stress to the Mt Albert, Waterview and Pt Chev infrastructure, not only waste water and sewage but also schooling and roading. It is not feasible to rezone hundreds of single house/special character homes to THAB when we already have plans to intensify the housing in Mt Albert. There is only so much intensification that one suburb can handle.

Mt Albert is a very popular suburb for families because of the schooling and single house zoning, the schools are already full because families love living in Mt Albert - to replace hundreds of family homes with apartment blocks makes no sense. Families will not be living in apartment blocks.

Keep the THAB zoning to main roads and arterial routes only - there are bus stops everywhere along main roads. A bus can easily get into Britomart, as efficiently as a train can because of the bus lanes. Furthermore, emphasis needs to be on other areas of Auckland suppling jobs, not only the CBD.

Other qualifying matters

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

These additional qualifying matters include:

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

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

The more qualifying matters you can include the better to save Auckland's single house/special character homes. Eventually we are hoping these new zoning rules are changed by the next Government before Auckland is decimated and ruined for future generations. Please do your best to limit the damage done in the meantime.

Important privacy information

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#6046

#6057

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

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Your details

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

Name: Finn Teppett

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 would happily walk 25 or 30 minutes to the edge of the city centre. I've lived a 30-40 minute walk away from the city centre for many years, and would walk in for work, university, and social events most days.

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

Tell us why

I regularly walk the ~15-20 minutes to the shop in both Mt Eden and Sandringham. The 800 metre limit could easily be doubled.

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

Tell us why

Again, would happily walk 15-20 minutes to train station.

Intensification around town and local centres

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

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

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

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

Tell us why

Could easily be doubled or more. A ten minute walk to a large town centre is a doddle!

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

200 metres is hardly anything. I walk 15 minutes to Mt Eden shops most days. The amount of upzoning from 200m is minimal. There are tonnes of people like me who would jump at the chance to live 10 minutes away from a centre like Mt Eden. Also, I really want someone to reopen that cinema - which is only going to happen with some more serious density. The diversity of cultural/social/business/public spaces would bloom in local centres like Mt Eden if the number of residents increased to support it.

Qualifying matters

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

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

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

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

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

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

Tell us why

I absolutely object to blanket density bans based on a very convenient idea of "heritage" that happens to benefit wealthy, established residents almost exclusively. Suburbs thrive when they serve a great diversity of people, not when they are de facto gated communities for the upper middle class. Mt Eden has the geography, climate, history, attractions, and infrastructure to be a cultural powerhouse. Walking the streets of the suburb, as I do a few times a week, I don't feel like I'm "stepping into the past" or whatever "heritage" is even supposed to mean. I feel alienated. The houses aren't quaint or old-fashioned - most of them are just skeletons for slick renovations that reflect the fads of the rich: sterile white and grey colour schemes, excessively maintained hedges and lawns, domineering fences and gates to protect expensive cars and boats. Calling that "heritage" or "special character" is self-serving and transparent. In the middle of a catastrophic housing crisis, a "special character area" is like a shiny new BMW - just another way for the wealthy to show off to everyone how much money they've got.

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

I absolutely object to blanket density bans based on a very convenient idea of "heritage" that happens to benefit wealthy, established residents almost exclusively. Suburbs thrive when they serve a great diversity of people, not when they are de facto gated communities for the upper middle class. Mt Eden has the geography, climate, history, attractions, and infrastructure to be a cultural powerhouse. Walking the streets of the suburb, as I do a few times a week, I don't feel like I'm "stepping into the past" or whatever "heritage" is even supposed to mean. I feel alienated. The houses aren't quaint or old-fashioned - most of them are just skeletons for slick renovations that reflect the fads of the rich: sterile white and grey colour schemes, excessively maintained hedges and lawns, domineering fences and gates to protect expensive cars and boats. Calling that "heritage" or "special character" is self-serving and transparent. In the middle of a catastrophic housing crisis, a "special character area" is like a shiny new BMW - just another way for the wealthy to show off to everyone how much money they've got.

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

Please see above. Let the city grow.

Infrastructure constraints

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

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

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

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

Intensify where there is established demand. Do not further incentivise greenfields 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)**

n/a

Important privacy information

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#6068

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

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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 Burns

Name of organisation/business: Balmoral Residents Association Incorporated

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

Do not support - we think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Aucklands needs for at least the next thirty years.

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

Do not support we think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Aucklands needs for at least the next thirty years.

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

Do not support - we think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Aucklands needs for at least the next thirty years.

What do you think of our proposal 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 - we think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Aucklands needs for at least the next thirty years.

What do you think of our proposal to apply the Terrace 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 - we think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Aucklands needs for at least the next thirty years.

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

Do not support –we think all existing special character areas should be a qualifying matter

Tell us why

1. We support the inclusion of the Balmoral Special Character Area
2. We think all special character areas should be identified as a qualifying matters for the reasons set out in the attachment.

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

Do not support :

Tell us why

1. We support the inclusion of the Balmoral Special Character Area.

2., We think there are more areas that should be identified as a qualifying matter as well for the reasons set out in the attachment.

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

Do not support – we think more areas or parts of areas should be identified as a qualifying matter

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Tell us why

1.We support the inclusion of the Balmoral Business Special Character Area.

2. We think there are more areas that should be identified as a qualifying matter as well for the reasons set out in the attachment.

.

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

1. There is no point enabling intensification is places where the infrastructure to serve it is inadequate or does not exist.

2. Enabling intensification in such areas will result in unacceptable sociological and environmental risks.

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

1. We support the inclusion of all these qualifying matters.
2. Enabling intensification in these areas will result in unacceptable sociological and environmental risks.

Upload any supporting information you have

If you have more files to attach, you can email them to unitaryplan@aucklandcouncil.govt.nz

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.

#6072

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

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Your details

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

Name: Douglas Wilson

Name of organisation/business:

Your local board: Albert-Eden

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

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?** I don't know

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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#6080

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: Phil Eaton

Name of organisation/business: 14 Central Limited

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

They represent a reasonable walking distance.

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

Tell us why

They represent a reasonable walking distance.

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

Tell us why

They represent a reasonable walking distance.

Intensification around town and local centres

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

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

Tell us why

400m is a very short walk and this type of zone around these locations is desperately needed to provide more of the appropriate types of housing required.

5. **What do you think of our proposal to apply the Terrace 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 do not think the existing size of a centre is a good proxy. More weight should be put on accessibility, future potential and 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.

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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 mostly support the initiative but consider more investigation is required to balance requirements of the NPSUD with the SCA. The SCA's can be upzoned around the edges to provide better outcomes in the areas that justify it because of rapid transit, light rail or high accessibility.

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

Tell us why

I mostly support the initiative but consider more investigation is required to balance requirements of the NPSUD with the SCA. The SCA's can be upzoned around the edges to provide better outcomes in the areas that justify it because of rapid transit, light rail or high accessibility.

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

Tell us why

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

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

Tell us why

Infrastructure does not fit into the definition of Qualifying Matters. There are other tools that need to be used to manage infrastructure constraints.

Other qualifying matters

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

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09 May 2022

AK Have Your Say
Auckland Council
Auckland 1142
Email: akhaveyoursay@aucklandcouncil.govt.nz

1. Introduction

1.1. We congratulate Auckland Council's work in response to the NPS-UD and RMA Amendment, especially given the short timeframe it has had to complete the zoning work.

1.2. We also acknowledge that the effort to consult under the time pressures is greatly appreciated.

1.3. This submission is through the eyes of three sites we own in Kingsland, and is applied to their location, but we feel that the application of the thinking to other centres may still be appropriate.

1.4. We understand that the majority of the analysis for the proposed Plan Change has been high level, applying the same principles across all of Auckland, but with significant effort gone into identifying the Special Character Areas that would also be a Qualifying Matter.

1.5. This consultation is very timely as it affords the Council the opportunity to incorporate local contexts as required by the NPSUD. The consultation is a great channel for the community to submit their ideas and for Council to consider them, and use them to augment and provide differentiation to the current approach.

1.6. With that in mind we hope that our analysis may be useful.

2. Recommendations

2.1. We recommend when responding to the NPSUD and considering the urban form and zoning hierarchy of Auckland, that;

- Kingsland be considered a Town Centre
- the extent of the Town Centre zone should be extended
- the Business Mixed Use zone is extended
- a hierarchy of heights is established to reflect the role of Kingsland in Auckland's future
- a mixture of increased Business Mixed Use zoning and THAB modified is provided around Kingsland to create better urban form

2.2. We recommend that Council find a better balance between SCA and intensification to achieve the objectives of the NPSUD. A closer review is required of the hierarchy of centre zones, their potential, their extent, height and the transitions to the SCA.

2.3. We recommend rules that enable greater height where appropriate within the Business Mixed Use or THAB Modified zone (e.g., close to centres and rapid transit stations) including;

- In the case of the THAB modified or Business Mixed Use zones, we support an increase in heights to 8 storeys.
- We also consider that that land located at 14 – 24 Central Road should be zoned Business Mixed Use, or THAB modified zone.
- Further, consideration should be given to upzoning the adjacent properties including 1 Second Ave.

3. Background

3.1. 14 Central Limited owns the three adjacent properties at 14 & 16 Central Road and 1 Second Ave. They have been acquired with the intention to develop quality housing in an area of high demand and close to many active and public transport options.

3.2. Kingsland is a vibrant centre with substantial amenity in terms of a public park, retail, hospitality and services including a medical centres and commercial/light industrial options.

3.3. We are very passionate about the potential for Kingsland to grow as a vibrant well-connected centre, with great character.

3.4. 14 & 16 Central Ave are currently Mixed Housing Urban (MHU) zone. They also fall well within the walkable catchment of a rapid transit zone. Business Mix Use zones are to the east across Second Ave and on the northern side of Central Road.

3.5. 1 Second Ave is part of the residential Special Character Area.

3.6. Our vision is to emulate occupant experiences from other similar transit-oriented centres where amenity and transport options are at your front door.

4. Kingsland's Role

4.1. Kingsland scores 98% on Council's own assessment of a centre's accessibility. In all Local and Town Centres, only Newton/Upper Symonds St scores higher.

4.2. Kingsland sits in the Light Rail Corridor (LRC) and no zoning has been proposed in the current consultation. Kingsland is also one of the few named stations for the proposed LRC, along with Aotea Station and Onehunga.

4.3. As Kingsland is currently zoned a Local Centre, and is small, it appears to be viewed as a lesser priority for up-zoning. It appears that the current assessment for the proposed plan change infers that Kingsland should remain a Local Centre.

4.4. If the above holds, Kingsland's current role in the hierarchy of centres has been underestimated. Further, its potential role within Auckland has been grossly underestimated.

4.5. Council's current analysis of a Centre's contribution is partly based on a basic 'size of existing Centre zone' approach and thereby reinforcing historical thinking and not considering recent changes that, in response to climate change initiatives and infrastructure investment, significantly favours public and active transport links.

4.6. Limiting potential because of its a Centre's existing size is counter intuitive. We recommend this is reviewed and accessibility is considered a greater indicator. While Government removed the requirements to assess demand, Council should still consider this in the assessment as part of creating the potential for intensification where people want to live and work.

4.7. A re-rating of centres with excellent public and active transport options should be considered as it reduces pressure for housing in other parts of the city and has positive environmental outcomes. Denser development patterns in these locations place less demand on transport services and lessen demand for investment in core infrastructure.

4.8. Kingsland deserves a re-rating due to the following factors:

- its current accessibility rating of 98%, the second highest of all Centres
- its current public and active transport links
- its future public transport links
- the six car train station at Kingsland, a rarity in Auckland
- the current and potential amenity provided within the Centre and nearby
- the demand for Kingsland as exhibited by its house prices.

4.9. In Council's own words when establishing the Strategy and Purpose of the Future Development Strategy (Planning Committee Minutes, 30 November 2021) have indicated that,

> *"The intended purpose of the NPS UD is to require councils to plan well for growth and ensure the delivery of a 'well-functioning urban environment' for all people, communities, and future generations".*

It suggests a future focused strategy should be implemented.

4.10. The Ministry for the Environment's NPSUD guidance for Councils says the following,

> *"The heights and densities that should be enabled by local authorities in Policies 3 and 5 will look different across urban environments. The policies require local authorities to consider the local context, while applying the principles and policy intent as outlined in section 5 and section 6 of this guidance. A guiding principle is that more height and density should be enabled where evidence indicates it would be appropriate. This may include areas:*

- *with higher residential and business demand – for example, those with good views and/or outlooks, close to open space or with good access to jobs and other amenities*
- *within walkable catchments of centres or rapid transit stops*
- *with good accessibility that support access to planned and existing forms of public transport.*

When considering where to enable intensification, note that locations with both high demand and accessibility are the most suitable. However, you do not need both good accessibility and relative demand to enable greater heights and densities. Intensification must be enabled even if you only have high demand and low accessibility or vice versa."

4.11. (Source: Ministry for the Environment – "Understanding and implementing intensification provisions for the National Policy Statement on Urban Development")In accordance with Policy 3(c) of the NPS UD, the sites are within a walkable catchment of a rapid transit stop and should be provided with "building heights of at least 6 storeys" (emphasis added).

4.12. We note that Policy 6(b) of the NPS:UD also states that that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes

"*may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect."*

4.13. The central location of the land lends itself to policies that seek to maximise building heights and density in an area that clearly has demand for additional housing

4.14. We recommend when responding to the NPSUD and considering the urban form and zoning hierarchy of Auckland, that;

- Kingsland is upzoned as a Town Centre
- the extent of the Town Centre zone is extended
- the Business Mixed Use zone is extended
- a hierarchy of heights is established to reflect the role of Kingsland in Auckland's future
- a mixture of increased Business Mixed Use zoning and THAB is provided to create better urban form

5. Qualifying Matters and the Special Character Area (SCA)

5.1. Kingsland is surrounded by the SCA which is limiting the potential for development in this highly accessible centre. It applies to both the residential and business zones, although we note its extent has been reduced in the business zone.

5.2. Kingsland is fortunate to be a character area. It introduces a unique urban form that will endure. At the same time there are opportunities to enable intensification in parts of Kingsland that are not impacted by the SCA overlay.

5.3. When assessing a qualifying matter, Council is advised by MFE to work through several steps that include:

Step 1 – Identify the other qualifying matter or specific characteristic

Step 2 – Undertake a site-specific analysis of all sites with the area that the qualifying matter applies

Step 3 – Determine whether there are site-specific factors that may affect the level of intensification that can be realised e.g, topography

Step 4 – Determine and spatially identify where the qualifying matter applies

Step 5 – Enable intensification to the extent appropriate while managing the specific characteristic of the qualifying matter

(Source: Ministry for the Environment – "Understanding and implementing intensification provisions for the National Policy Statement on Urban Development")

5.4. Steps 3 – 5 of the guide are particularly pertinent.

5.5. In Step 3 it states:

"Evaluate a range of options for each site within the qualifying matter area to achieve the greatest heights and densities possible, while managing the specific qualifying matter – for example, determine the different heights and densities that could be enabled without compromising the qualifying matter."

5.6. In Step 4 it states,

"The detailed assessment may result in local authorities wishing to remove or reduce the extent of the specific matter, for example, viewshaft or special character areas, to enable intensification as directed, if appropriate."

5.7. And Step 5 states,

"Enable intensification to the extent appropriate while managing the specific characteristic of the qualifying matter. This might mean that areas within the spatial extent covered by the qualifying matter have different levels of intensification enabled."

5.8. Further on in the same document, Figure 29 – page 53, the MFE state:

"In places where many factors requiring intensification overlap – such as high demand, high accessibility and walkable catchment of rapid transit stops – we would expect to

see rules that are the most enabling and heights above the minimum required for each of the components."

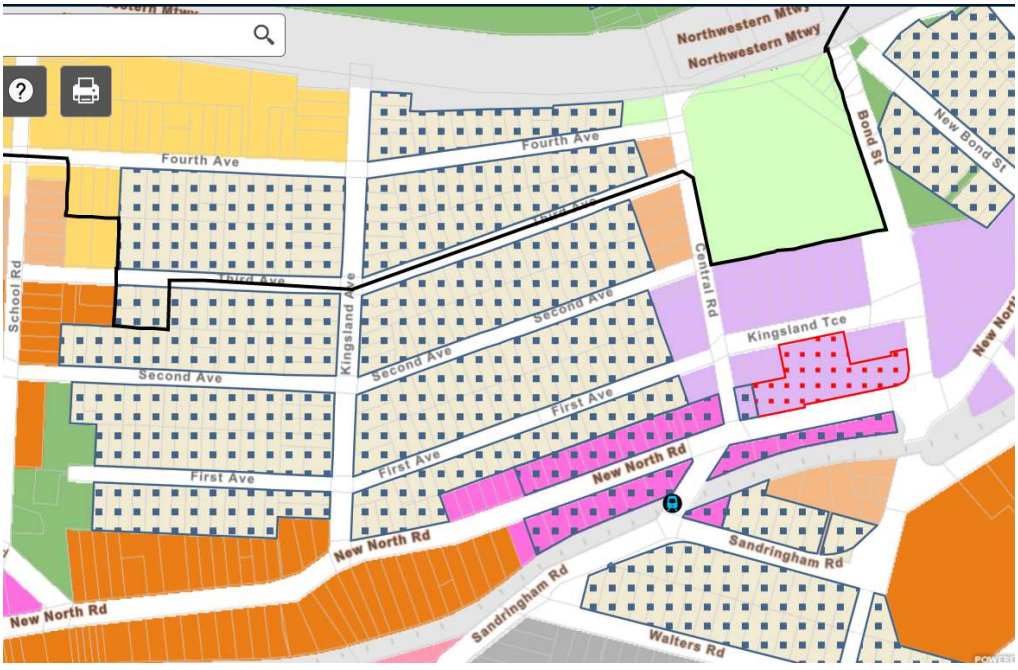
5.9. Zones adjacent to the SCA, and exhibiting all the above criteria, should be permitted the greater heights (above the minimum 6 levels). Creating the environment for this to occur is the challenge.

5.10. Given the qualifying matter is not a particular site, but rather the collective whole then Council should consider how to balance required intensity with the SCA.

5.11. More specifically properties within but on the perimeter of the SCA that are also adjacent to other more intensive zones (THAB Modified / Business Mixed Use), in walkable catchments, near prominent rapid transit stops and have high accessibility, then these edges of the SCA could be zoned THAB modified and/or a transitional zone to allow a better urban form and transition between the zones as well as reducing the effects of these on the remaining SCA area.

5.12. Business Mixed Use zoning holds the potential for residential developments of eight to ten storeys. The ways in which these areas relate to each other, as well as to residential zones will be of great significance. There is a need to ensure alignment between residential zones and mixed-use zones, to prevent unintended design consequences and to ensure that arbitrary boundaries do not unduly restrict otherwise viable developments in suitable precincts.

5.13. An image of Kingsland, as extracted from Council's GIS viewer, is shown below. Minor extensions of the Business Mixed Use or THAB Modified zone around the perimeter of the SCA would be appropriate and would not significantly impact upon the SCA, which is the collective of sites, not an individual house. It also shows that if the edge of the SCA were rezoned Business Mixed Use or THAB Modified it would not materially change the SCA but it would create opportunities for much better urban form where it is best suited.



5.14. We recommend that Council find a better balance between SCA and intensification to achieve the objectives of the NPSUD. A closer review is required of the hierarchy of centre zones, their potential, their extent, height and the transitions to the SCA.

6. Proposed THAB Modified Zone rules

6.1. We are concerned that the THAB Modified rules are overly prescriptive and do not allow for the sort of site-specific variance that enables high quality developments. As a result, unintended design consequences could occur and lower the future quality of the built environment. For instance a 6m road frontage setback at 19m is onerous, where a 3m setback or alternate architectural treatment would produce a similar effect.

6.2. We are concerned that the THAB Modified rules will see the encouragement of a uniform 6 storey approach. We believe that a healthy built environment entails a varied skyline; with greater density close to centres and rapid transit stations. The proposed rules may also lead to feasibility issues for achieving this.

6.3. The areas with the maximum potential height should have outstanding accessibility, be situated close to amenities and Rapid Transit Stations.

6.4. We recommend rules that enable greater height where appropriate within the Business Mixed Use or THAB Modified zone (e.g., close to centres and rapid transit stations). In the case of the THAB or Business Mixed Use zones, we support an increase in heights to 8 storeys. We also consider that that land located at 14 – 24 Central Road should be zoned Business Mixed Use, or THAB modified zone. This is shown on the map below. Further, consideration should be given to upzoning the adjacent properties including 1 Second Ave.

7. Summary

7.1. We greatly appreciate the opportunity to submit this given the very truncated timeframes imposed.

7.2. We trust that the ideas and principles presented are a useful analysis of Kingsland and the subject sites, as an example of other similar sites around Auckland.

7.3. We have tried to find a balance for Council to consider. One that meets the requirements of the NPSUD, Council's desire for a highly functioning city with great urban form, the practicalities of feasible development, and the benefits of developments around rapid transit stations for our future generations.

7.4. If you would like to discuss any of the above, please do not hesitate to contact us.

7.5. Phil Eaton, Director, 14 Central Limited

#6086

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

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Your details

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

Name: Talia Schofield

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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

We are proposing:

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

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

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

Tell us why

I wouldn't walk that far personally, I think it should be much smaller. Most younger adults I know will only walk 5 mins to a bus stop or train, otherwise they will drive and park instead.

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

Too far to walk again, if it's raining etc you aren't going to walk that far to a train or bus - not when there are bus stops on main road every 80m or so.

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 live in a street that is 850m from a train station and it's been rezoned THAB because it's classified as being within the 10 min walking zone (it was previously single house/special character zone). It is hilly to walk from my house to the train station, it's too far to reasonably walk on anything but a fine day. I have to cross a busy main road using a pedestrian island (not a pedestrian crossing) and it takes me over 12 minutes to walk there and I'm young and fit. If I had to carry bags or if it's raining there's no way I'm walking to the train, I'm driving and parking near the train station. Therefore the 10 min (800m) walking catchment is too large, it should be closer to the trains otherwise people wont walk it and you will be ruining single house zones for nothing.

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

It should be closer, anything zoned THAB should be 100m or less to large town centres, otherwise you are wrecking perfectly good neighbourhoods. We don't have enough housing as it is, we don't need more apartments we need more houses with back yards.

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

100m would be better and sufficient. That will allow for plenty of apartments - how many apartment blocks do you really need in Auckland? Isn't there loads just sitting empty already?

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 think all existing special character areas should be a qualifying matter

Tell us why

I love the special character homes in Auckland, I can't imagine there being any less and the thought of a character home being replaced with an apartment block makes me feel ill. I'm a young adult and I really appreciate that Auckland has the history and heritage it has. I'm sure you can find areas for apartment blocks without ruining our character homes.

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 should be more like there is in the current unitary plan - that plan is good, this new rezoning is terrible.

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

You should be preserving all special character buildings, not just some of them. You do realise that once they are gone they are gone forever?

Infrastructure constraints

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

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

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

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

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

Tell us why

Yes, I don't think raw sewage running down our streets is a great idea going forward. I live in Mt Albert and our sewer drains are old. Also our residential roads are usually quiet except on school days when it's super packed with cars - adding apartments here would be a terrible idea, we would have less parking and more traffic. My younger sister walks to primary school each day, she wouldn't be able to do that if there were apartment blocks everywhere, the traffic would be a nightmare.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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 - preserve as much as you can before the Government ruins Auckland's history.

Important privacy information

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#6090

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

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Your details

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

Name: Barry Kelleway

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of metropolitan centres

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of rapid transit stops.

Intensification around town and local centres

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

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

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of town centres.

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of 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

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

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

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

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

Tell us why

These historic houses are currently protected in the Auckland Unitary Plan as Special Character Areas. These are unique, well preserved historic homes that are an important part of Auckland's heritage and history. If the Special Character Overlay is removed these houses will be destroyed and an important part of Auckland's history will be destroyed and lost 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

These historic houses are currently protected in the Auckland Unitary Plan as Special Character Areas. These are unique, well preserved historic homes that are an important part of Auckland's heritage and history. If the Special Character Overlay is removed these houses will be destroyed and an important part of Auckland's history will be destroyed and lost forever.

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

Tell us why

Historic buildings need to be preserved to preserve the history of Auckland, the same as occurs in other cities around the world. These are unique historic buildings that are an important part of Auckland's heritage and history. If the Special Character Overlay is removed these buildings will be destroyed and an important part of Auckland's history will be destroyed and lost forever.

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 Unitary Plan established by Auckland Council has development capacity for future infrastructure. The infrastructure constraints must be acknowledged as Qualifying Matters or the government's Medium Density Residential Standards, allowing high density homes on most residential sites across Auckland without resource consent, will impede planned and effective 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 these additional qualifying matters.

Important privacy information

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#6091

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

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Your details

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

Name: Mary Cornford

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Too many heritage suburbs within distance. Areas should be identified as of valuable character, not by an arbitrary distance. Eg. the old 030 bus used to traverse Williamson Ave - many tourists to zoo would admire and ask about the villas. Owners could have been encouraged/subsidised to keep them smart as a historical attraction.

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

Tell us why

Too many heritage suburbs within distance. Areas should be identified as of valuable character, not by an arbitrary distance. Eg. the old 030 bus used to traverse Williamson Ave - many tourists to zoo would admire and ask about the villas. Owners could have been encouraged/subsidised to keep them smart as a historical attraction.

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

Tell us why

Ditto - Too many heritage suburbs within distance. Areas should be identified as of valuable character, not by an arbitrary distance. Eg. the old 030 bus used to traverse Williamson Ave - many tourists to zoo would admire and ask about the villas. Owners could have been encouraged/subsidised to keep them smart as a historical attraction.

Intensification around town and local centres

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

Please save the best of Parnell, Mt Eden, St Mary's Bay, Tamaki Drive

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

Tell us why

Support terrace houses. For every high rise equivalent open public green space must be mandated. Do not sell parkland. Protect established trees.

Qualifying matters

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

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

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Er, improve infrastructure?

Other qualifying matters

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

These additional qualifying matters include:

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

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

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#6107

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

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Your details

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

Name: Liz Palmer

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 lot closer. I live in Mt Albert in a quiet surburban street. As the crow flies I would be well within the 1200 metres. We bought our house purposely in 2016 so it would be in a single house zone. Due to it being in a single house zone we paid a lot more.

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

People still have cars and cars will clog the surrounding streets.

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

An 800metre catchment is a huge area.

Intensification around town and local centres

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

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

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

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

Tell us why

200 metres will be a huge catchment.

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

Our house as the crow flies would be within 200metres of a small town centre. Just because you are draw a circle around the town centre doesn't mean one size fits all. Surely you have to look at what exists their already and current zoning.

Qualifying matters

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

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

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

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

Tell us why

Families need land for children to play. New zealand doesn't have a long history in architecture so we need to preserve what we have.

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

Tell us why

Full retention of Mt Albert Special character overlay . eg - zones stay as we are. I hope I have ticked the right box because I can not understand fully your wording above

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Other qualifying matters

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

Important privacy information

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#6118

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

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Your details

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

Name: Rachael Russ

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

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

Tell us why

sounds sensible to increase intensification close to the central city

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

Tell us why

yes sounds sensible

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

Tell us why

Sounds ok provided that Council makes provision for things that make Auckland special - volcanic cones, heritage and character areas and also that some design controls are put on THAB and multi-unit sites.

It cannot be left to developers/owners of sites to ensure that the aesthetics of the built-from are appropriate. The sum of individual houses is what gives a street, a neighbourhood and the city, its appeal. There are small matters of design that are important are can't be lost through simply focusing on housing supply.

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

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

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

Tell us why

It is great to include character areas as a qualifying matter but do not understand the methodology used in Mt St John Ave where the street has been arbitrarily broken up into different zones and sites zoned for THAB in a random approach. There are character houses like 31 and 29 Mt St John which, if developed into THAB housing would ruin the entire appeal of the street and neighbourhood.

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 answer above. The identification of character areas needs careful consideration. Once lost heritage and character cannot be replaced. The area of Mt St John has not been adequately assessed, as per above answer and attachment.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Need to ensure that height controls and view shafts protect volcanic cones.

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#6125

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

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Your details

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

Name: Jake Schofield

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 your walkable catchment zones are too far, I'm a teenager and I wouldn't walk that far to a train or bus, especially if it's hilly or raining.

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 above I think your walkable catchment zones are too far, I'm a teenager and I wouldn't walk that far to a train or bus, especially if it's hilly or raining.

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

Definitely too far from my house to the train. We are being rezoned THAB because of this rule and I would rather drive to the train and park nearby than walk. It's hilly and I have to cross a main road to get there, it's a pain. Maybe if we were over the other side of the main road I would walk it, but we aren't. Plus you are trying to rezone hundreds of lovely family homes with apartment blocks, where is the reasoning in doing that? Families and kids need a house and grass not apartment blocks. I would go nuts if I had to live in an apartment and not be able to go outside easily. I have pets too, where are they supposed to do their business and run around.

Intensification around town and local centres

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

Should be less, maybe 100 or 200m max. Who's going to walk that far with shopping bags really?

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

Tell us why

This is a better idea, marginally. 200m is walkable at least, even for the older folk.

Qualifying matters

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

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

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

Absolutely I support saving special character areas, but you should be saving them all not a select few. I love looking at the old houses not the apartment blocks, the architecture of the older houses is beautiful and adds value to Auckland, there are too many apartment blocks already and not many actually look nice, most of them look like some kind of jail. I can't imagine they would be much fun to live in either.

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

You aren't saving enough of them, see my comments above. There are plenty of other places to plonk ugly apartment blocks without knocking down special character homes. This idea is crazy, why is Auckland Council allowing this to happen.

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

Save them all, once they are gone they can't be replaced. Insist that the owners maintain them and beautiful them though.

Infrastructure constraints

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

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

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

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

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

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

Tell us why

Yes, we already have a problem with roading and parking Mon-Fri where we are, and we live in a single house zone in Mt Albert. Our local schools are also full, so I don't know where all these extra kids will go if apartment blocks have kids living in them. I hope that kids aren't living in these apartment blocks though, I can't think of anything much worse than being stuck inside especially on a summer day. You should do research on who wants to live in an apartment block, I bet it's not families.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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 seem like good qualifying matters to me, the more the better surely.

Important privacy information

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#6126

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

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Your details

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

Name: Emma Kelleway

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment.

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of metropolitan centres.

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of rapid transit stops.

Intensification around town and local centres

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

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

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of town centres.

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

Tell us why

The Unitary Plan established by Auckland Council has been developed to provide plenty of capacity for high density housing within a walkable catchment of 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

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

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

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

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

Tell us why

These historic houses are currently protected in the Auckland Unitary Plan as Special Character Areas. These are unique, well preserved historic homes that are an important part of Auckland's heritage and history. If the Special Character Overlay is removed these houses will be destroyed and an important part of Auckland's history will be destroyed and lost 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

These historic houses are currently protected in the Auckland Unitary Plan as Special Character Areas. These are unique, well preserved historic homes that are an important part of Auckland's heritage and history. If the Special Character Overlay is removed these houses will be destroyed and an important part of Auckland's history will be destroyed and lost forever.

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

Tell us why

Historic buildings need to be preserved to preserve the history of Auckland, the same as occurs in other cities around the world. These are unique, well preserved historic buildings that are an important part of Auckland's heritage and history. If the Special Character Overlay is removed these buildings will be destroyed and an important part of Auckland's history will be destroyed and lost forever.

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 Unitary Plan established by Auckland Council has development capacity for future infrastructure. The infrastructure constraints must be acknowledged as Qualifying Matters or the government's Medium Density Residential Standards, allowing high density homes on most residential sites across Auckland without resource consent, will impede planned and effective 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 these additional qualifying matters.

Important privacy information

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#6133

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

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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 Donnelly

Name of organisation/business: Eden Park Neighbours' Assoc

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 time/distance looks to be a standard walking speed, rather than an urban environment where there are many interruptions eg waiting for lights, pedestrian crossings, checking traffic flow etc.

So in our view these distances would extend well beyond a 10 or 15min walk - especially at the relevant peak travel commuter periods.

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 time/distance looks to be a standard walking speed, rather than an urban environment where there are many interruptions eg waiting for lights, pedestrian crossings, checking traffic flow etc.

So in our view these distances would extend well beyond a 10 or 15min walk - especially at the relevant peak travel commuter periods.

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 time/distance looks to be a standard walking speed, rather than an urban environment where there are many interruptions eg waiting for lights, pedestrian crossings, checking traffic flow etc.

So in our view these distances would extend well beyond a 10 or 15min walk - especially at the relevant peak travel commuter periods.

Intensification around town and local centres

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

We believe 200m will create too wide and expansive an area, and would overwhelm small town centres - especially those with special character and height restrictions. Even from 100m -200m this would see 2-3 "blocks" of roads become new apartment zones.

Qualifying matters

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

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

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

The current areas have only recently been though a full evaluation as part of the intensifying Unitary Plan process. We participated fully in that process, and believe it gave proper due weight to all factors to be considered. In the Sandringham/Mt Eden/Kingsland areas it already added extensive upzoning, whilst also setting up special character areas. These should be fully maintained in our view.

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

Tell us why

The current areas have only recently been though a full evaluation as part of the intensifying Unitary Plan process. We participated fully in that process, and believe it gave proper due weight to all factors to be considered. In the Sandringham/Mt Eden/Kingsland areas it already added extensive upzoning, whilst also setting up special character areas. These should be fully maintained in our view.

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

While we support infrastructure constraints as being a qualifying matter, we question the time frames ie "long term". In our view any areas with significant "current" constraints should be a qualifying matter now - unless projects and funding is in place to rectify at Plan change time.

The Unitary Plan can be changed later when other later works are completed.

Some "intention" to build infrastructure in a general 10yr plan, should not be used to up zone now, as that may create infrastructure problems eg sewage/stormwater prior to upgrades.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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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#6135

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

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Your details

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

Name: Brett Murdoch

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

Do not support at any distance. Do not support Auckland being high intensity in any way.

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

Tell us why

Do not support ay all. "Walkable Catchment" - what horrid jargon. The city should not be designed around travel hubs and the like. The size we want the city should be the debate.

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

Tell us why

See above comments Do not support ay all. "Walkable Catchment" - what horrid jargon. The city should not be designed around travel hubs and the like. The size we want the city should be the debate.

Intensification around town and local centres

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

See above comments Do not support ay all. "Walkable Catchment" - what horrid jargon. The city should not be designed around travel hubs and the like. The size we want the city should be the debate.

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

Should go much further - not just single out some particular properties but include whole suburbs - as now.

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 comments Should go much further - not just single out some particular properties but include whole suburbs - as now.

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

Crazy to further burden strained or inadequate infrastructure

Other qualifying matters

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

These additional qualifying matters include:

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

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

Leave it as it is. I do not support the increased intensity at all

Important privacy information

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#6144

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

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Your details

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

Name: Justin Ellis

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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.

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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

Around Epsom / Remuera the Maunga's being Mt St John & Mt Hobson MUST HAVE AND RETAIN VEIWING FROM ALL parts of local Auckland - the Maunga Authority have worked hard to keep and maintain these special landscapes.

The concentrated development around these Maunga - specifically properties in Market Road, Ranfurly Road, Halifax Ave & Mt St John Ave will diminish the mana of these special landscapes which have been treasured long before Auckland was established.

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

Maintains the view of the Maunganui for all to see

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

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- Ridgeline Protection Overlay

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

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

Views of the Maunganui MUST BE Maintained

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#6151

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

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Your details

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

Name: Donald Kokich

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 personally couldn't walk that far, I'm elderly. I would like to see the walking catchments closer.

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

Tell us why

Again as above, too far for the elderly to walk. - I personally couldn't walk that far, I'm elderly. I would like to see the walking catchments closer.

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 live in Mt Albert and it's hilly, and there is a main road between my house and the train stations, whats the point of walking that. It would take me half the day to walk it. The walking catchments should be designed so everyone can reasonably walk it, so they should be 100m or less from the rapid transit stops. Also why do you need to ruin the beautiful special character areas by rezoning them for apartments, that doesn't make sense at all.

Intensification around town and local centres

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

Too far to walk for the elderly.

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

100m or less for the elderly to handle it. People with disabilities wouldn't be able to walk more than 100m either.

Qualifying matters

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

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

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

I have lived in character homes all my life, I love them and cant imagine Auckland without them, It's an important part of Aucklands heritage and history, they should all be preserved no matter what.

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

You have rezoned so many areas that should be special character. Half of Mt Albert is no longer special character!!! You can't rezone all those beautiful character streets as apartments, it's criminal. Go back to the drawing board and save these character streets before it's too late and the wrecking ball arrives. Once they are pulled down or moved out Auckland will lose its identity. What kind of city do you want Auckland to become, soul less?

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

Tell us why

I would like to see all heritage buildings in Auckand saved and preserved like the St James Theatre, imagine if that was demolished all those years ago. Nothing looks more architecturally beautiful than a well maintained heritage building in the city, except a beautiful bungalow or villa in a residential street.

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 older suburbs in Auckland should not have the intensification they have let alone more planned. There are plenty of newer areas in Auckand that can handle the intensification and that have good public transport options - add the apartments to those areas instead. Save the central suburbs for families and since they have good schooling already they should be void of apartment blocks. Children can walk or bike to school if they live close to their schools, and the streets will be safer if there is less intensification in these single house areas.

Other qualifying matters

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

These additional qualifying matters include:

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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)**

Auckland war memorial museum view shaft, its a very special place with heritage values, it should be void of apartments around it. Not sure about the other ones.

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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.

#6163

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

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Your details

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

Name: Anisa Ismai

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

The catchment is too large and the required infrastructure is not available for most of these areas. i.e. schools in Mount Albert are struggling to cope with the current school roll, and cannot accept an increase in student numbers; Gladstone Primary, Mt Albert Grammar

Furthermore, the roads are very congested due to schools, shops, and traffic lanes being reduced from two lanes to one to make way for bus/cycle lanes. Intensifying housing will place extra pressure on roads.

Minimising the walkable catchment by at least half will lighten the pressure on schools, roads etc

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure is not available and often there is no room to provide infrastructure for 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:

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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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#6184

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

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Your details

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

Name: Astrid Modrow

Name of organisation/business:

Your local board: Albert-Eden

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

There is already enough space allocated for intensification in the AUP. People will not all like to live in highrise buildings, not everybody will work in the city centre and has to go there.

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

Again, there is already enough area around centres allocated for intensification in the AUP.

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 is already enough area allocated for intensification in the AUP. Currently our area is marked to be possible in this area due to the light rail. The plans are not final, but it might put us unnecessary into this 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?** Do not support - I think it should be closer

Tell us why

There is already area allocated under the current AUP. Council said that this area should be enough for the next 30 years. There is no need to add more and to destroy more backyards and green areas.

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

Tell us why

There are plenty of Town Centres with allocated areas for development. There is no need to destroy small local centres with apartment buildings. Local centres with their old buildings have also a character overlay which is related to the attached character area. If this is destroyed the Auckland character is gone.

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to justify why it 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 is a special city having still nice old housing left. Tourists are coming specifically to visit these special areas. The area of special character is not a high percentage and should be untouched. There is already enough area allocated for intensification.

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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Astrid Modrow

Aucklands Special Character Areas with the old brick and wooden houses show how Auckland was built over 100 years ago. Visitors from overseas are always delighted to see these character buildings, not a lot other cities have this to offer. If the number of there character protected areas is reduced these special buildings will be lost for ever. The character with these special character houses will be destroyed if three level housing will be allowed next to it. These areas will become a bad mix of architecture, not a special area to visit anymore.

The infill of houses will be not beneficial for the health and quality of life. Houses will shade each other, causing health issues due to cold and moisture and lack of sun and warmth.

The green in the backyards will be reduced or even totally gone if infill is allowed. The green lungs in the backyards will be gone, no area will be left for stormwater penetration. This in a time of climate change when every single drop of water should penetrate in the soil and feed trees, plants and humans. The water should not run off into pipes and then into the sea or waste water treatment plants. The water should be reaching the groundwater for reuse as drinking water. Reducing the need of landscaping at reduced plot size for houses will result in just concrete and roof area. This area is heated up by the sun, causing extra heat in the time of global warming. Trees do absorb the heat, providing cooling spaces as a balance to the houses. The new intensifying plans will bring more heat into the neighbourhoods.

Auckland was voted some time ago as the most liveable city. If planned development is going ahead with high rise houses, destroying the special character areas, shading, reducing the green backyards – Auckland will from my point of view lose this most liveable city status.

We bought in a character protected area, knowing that some development and changes to our villa will be not allowed. We made the choice to buy and to look after our villa. We bought in this area under the expectation that the protection is staying on. The AUT did confirm it will, this plan is just some years old.

The AUT does also allocate areas for intensification. The allocated intensification area is enough for plenty of housing/flats. The Council confirmed that this plan will provide enough housing/flats for the next 30 years.

There is no need to change the special character protected areas and allow character destroying development.

Astrid Modrow

#6198

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

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Your details

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

Name: George Horvath

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Any proposal that modifies affected residents' amenity values in favor of public works should come with financial compensation to the affected parties. It is not fair to ruin people's quality of life through expropriation for public use, without providing equitable compensation. Auckland Council has mandated significant expenditure by residents in enforcing the preservation of these amenity values, and so it can be fairly concluded that they are owned by the residents. They cannot be just taken away or revalued at zero value. At minimum residents must be repaid their past compliance costs.

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 - Any proposal that modifies affected residents' amenity values in favor of public works should come with financial compensation to the affected parties. It is not fair to ruin people's quality of life through expropriation for public use, without providing equitable compensation. Auckland Council has mandated significant expenditure by residents in enforcing the preservation of these amenity values, and so it can be fairly concluded that they are owned by the residents. They cannot be just taken away or revalued at zero value. At minimum residents must be repaid their past compliance costs.

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

Tell us why

As above - Any proposal that modifies affected residents' amenity values in favor of public works should come with financial compensation to the affected parties. It is not fair to ruin people's quality of life through expropriation for public use, without providing equitable compensation. Auckland Council has mandated significant expenditure by residents in enforcing the preservation of these amenity values, and so it can be fairly concluded that they are owned by the residents. They cannot be just taken away or revalued at zero value. At minimum residents must be repaid their past compliance costs.

Intensification around town and local centres

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

The government neither occupies, nor owns these areas. It is welcome to try to purchase the lands at market rates and then do what it wants to do on its own land. It should not be telling freehold land owners how their precincts should be arranged. This should be at the sole discretion of the democratically elected representatives of these people, namely the elected council. What is being done is akin to the asset grab being engineered through Three Waters. These types of undemocratic gambits must be opposed in their very principle. If they were to succeed, they will usher in a state in which the ownership of private property will no longer have any meaning.

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

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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

All existing character zones have resulted from Council's enforcement of their requirements over the years, and that is why people chose to live in those areas. They were special to those who chose to live there and they were paid for. All of them should be retained as special - as defined, unless the residents consent to having them reclassified. The last thing we need is for some style bureaucrat to redefine for us what is special and what is not. What I have is special character to me. That is why I chose to live there.

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

Tell us why

As above - All existing character zones have resulted from Council's enforcement of their requirements over the years, and that is why people chose to live in those areas. They were special to those who chose to live there and they were paid for. All of them should be retained as

special - as defined, unless the residents consent to having them reclassified. The last thing we need is for some style bureaucrat to redefine for us what is special and what is not. What I have is special character to me. That is why I chose to live there.

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

Obviously - no one wants sewerage flowing in the street, etc.

Other qualifying matters

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

Lack of parking. Lack of transport facilities that actually take people to where they need to go in a timely and reliable manner - eg to shop for their needs or to take part in organized sport, and diverse cultural activities.

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#6206

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

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Your details

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

Name: Brooke Schofield

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

These are subject to modifying factors such as landscape, for example steep hills, and 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 the walkable catchment areas are too far, lots of people cant walk that far with bags and things especially if it's raining. It should be easy enough to walk for all ages and this isn't.

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

Tell us why

This is too far as well, my grandparents wouldn't walk this far to get to the shops, especially not with shopping bags.

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

We have a train station near us in Mt Albert, its 850m away from my house but it's hard for me to walk there. I need to cross a really busy road, New North Rd to get across to the train station side, there is no pedestrian crossing either. It's very hilly as well and it takes me around 15 minutes to walk to the train. I don't know why we are in the walkable catchment when it take me that long to walk to the train. Even my teenage brother wont walk to the train because it's too far for him, and he's sporty and goes to the gym most days. If our house is rezoned we could have really big apartment blocks on our street. I walk to school every day and it would be horrible if there were apartments in our street because of the extra traffic. My sister and I nearly got run over a while ago by someone speeding outside our house when we were walking home from school, the traffic around us is really bad during school hours. But I love our area because it is full of children and it has back yards, I would be really sad if we had to move because of apartments all around us. I think apartments should not be allowed around small houses, its not fair and will block our sun and privacy.

Intensification around town and local centres

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

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

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

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

Tell us why

I think it should be closer because if my grandparents cant walk it then it's not walkable for lots of other people too.

5. **What do you think of our proposal to apply the Terrace 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 is better and closer, 200 metres is an ok walk for most people but 100 metres would be better. I think if you are disabled you would still find 200 metres too far.

Qualifying matters

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

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

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

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

Tell us why

We have a lovely character house, we love it and love living here but it will be rezoned for apartments if this new zoning goes ahead. It should be protected because it's older than my grandparents, it was built in the early 1920s so its one of the oldest houses I know. I will attach a photo of it for you to see how beautiful it really is. It's also made of Kauri wood, my great grandfather used to be a kauri merchant in Northland and we have pieces of kauri gum in our house to remember him. Kauri houses are very special because they don't use kauri to build houses anymore, so our house is very special. If it was replaced with apartments it would be lost 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

I can see that some of my friends houses in Mt Albert aren't zoned special character anymore and they have lovely old houses like I do. That is really sad, their houses are just as special as my house and they should be saved too.

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

Tell us why

I think all old buildings should be saved, we can't replace them so we should look after them just like we do our elderly.

Infrastructure constraints

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

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

Yes i like this idea, we live in Mt Albert and the infrastructure is older than lots of newer areas in Auckland.

Other qualifying matters

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

Not sure what they are so cant comment. I do like to visit the museum though so I think that one is a good idea.

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#6206

#6213

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

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Your details

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

Name: Tyler Koefoed

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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

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

Tell us why

We need to look after our heritage homes! This is destroying our city...

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

Tell us why

We need to look after our heritage homes! This is destroying our city...

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

Tell us why

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Intensification around town and local centres

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

Tell us why

This is madness as it will take away our beautiful heritage houses we have been trying to look after for years.

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

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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

But it needs to be more !

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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#6216

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

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Your details

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

Name: Marie Lewis

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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.

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Tell us why

Other qualifying matters

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#6228

Government's new housing rules: What it means for Auckland

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Your details

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Name: Gerard Thompson

Name of organisation/business: AKA Residential

Your local board: Albert-Eden

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?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Intensification around town and local centres

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4. **What do you think of our proposal 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?** 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?**

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?**

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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Barker & Associates
Auckland

PO Box 1986, Shortland Street, Auckland 1140
Level 4, Old South British Building, 3-13 Shortland Street, Auckland

#6228

B&A Urban & Environmental

9 May 2022

Auckland Council
Via email: unitaryplan@aucklandcouncil.govt.nz

Feedback on Auckland Council's Preliminary Response to the NPS-UD on behalf of Ah Kuoi & Atmore Residential (New North Rd) Limited

Ah Kuoi & Atmore Residential (AKA Residential) are experienced residential developers with over two decades of experience operating within the Auckland Market.

AKA Residential are currently in the planning phases for a 50-unit residential development located at 23 Llyod Avenue and 867 New North Road, Mt Albert. AKA Residential support the proposed intensification around centres and transit nodes as envisaged by the NPS-UD. Their development site is zoned Terrace Housing and Apartment Buildings as it is located within the walkable catchment for both the Mt Albert Town Centre and the Mt Albert Train Station.

AKA Residential, however, are concerned that the existing THAB rules, if not amended as part of the August 2022 plan change, will prevent their site from being efficiently developed. Specifically, the height in relation to boundary control as it relates to the rail corridor (Strategic Transport Zone) requires compliance with a 3m and 45^{o} recession plane which will make it difficult to achieve an efficient six-storey building as envisaged by the NPS-UD.

Given that the THAB zoning is proposed to be applied to areas around railway stations, it is axiomatic that many potential development sites will likely be located adjacent to the rail corridor. Given that the HiRB control is designed to protect amenity (by managing adverse building dominance and shading effects), we do not consider that it is necessary to have any HiRB controls applying to the rail corridor.

In that regard, we consider that the Strategic Transport Zone should be added to the list of exempted zones set out in H6.6.6(2) and H6.6.7(4). In doing so, sites adjacent to the railway corridor will be able to be developed more efficiently in a way that better meets the objectives of the NPS-UD.

#6238

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Peter Dragicevich

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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 catchment will include historic areas such as Freemans Bay, which I believe should be better protected. It's an area that has a strong working-class history, with particularly significant links to the early Croatian community. I believe that what little remains of this in terms of our built heritage and notable trees should be protected.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

My concern is the encroachment of this upon heritage areas with train stations, such as Kingsland and Morningside. I strongly believe that creating an incentive for developers to bulldoze the historic parts of city will result in a loss of our culture and our heritage, and the things that make our city special.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 anything that might potentially put our heritage areas and notable trees at risk - so the smaller the catchment, the better.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

I do not support anything that might potentially put our heritage areas and notable trees at risk, so the smaller the catchment, the better.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

I have written guidebooks for Lonely Planet for near two decades, singling out the highlights of cities all around the world. When I came to writing about Auckland for the first time, I had to really focus on what made my hometown special: our ethnic diversity, our volcanic zone, our harbours and our islands being obvious contenders. But I also came to realise what a special and unique taonga our suburbs of wooden Victorian and Edwardian villas are. To quote my own words from the NZ guidebook "to get under Auckland's skin you're best to head to the streets of Victorian and Edwardian villas in hip inner-city suburbs such as Ponsonby, Grey Lynn, Kingsland and Mt Eden".

These areas are unique and extremely special. While I might not be able to afford to live in them myself, it benefits the entire city to preserve them. I'm particularly concerned about the exclusion of large parts of Freemans Bay from the identified special heritage area, as this locality has direct links to the historic working-class Catholic community of the inner city (largely Croatian and Irish) that are in danger of being lost. I have family links to this area. My father grew up in Freemans Bay and never needed to speak English until he went to school, as it was the site of a significant urban village of Croatian immigrants. Michael Joseph Savage was their local MP. I strongly believe that what little of our working-class heritage that remains in this historic area 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

It concerns me greatly that as many as a quarter of our heritage homes may be at risk under this plan, for the reasons I've expressed in the previous answer.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

My comments about preserving our working-class heritage also apply to our business zones. In the inner city and fringe suburbs, many working-class people (my grandparents included) lived above commercial buildings. Many of these have subsequently been town down, and what little remain deserve the highest level of 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.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

I heartily agree with the council listing all of these as qualifying matters.

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#6253

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Andy Warner

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

Learn from the great cities of the world who have made these mistakes allowing high rise that shortly turn into slums and ghettoes with all the social problems of drugs loss of amenity etc..

Councillors stand up tall if you want this so that we can capture your image now and then see your pictures in future years to share with our mokopuna and say yep those were the idiots who

allowed the loss of heritage and amenity to satisfy the greed of the slum lords who will happily build the slums of our future..this is your chance to save Auckland now and for the future!

Have the gonads to tell the Govt NO and remind them there is lots of land vacant in Gore, Northland, Gisborne Whakatane Waikato Taranaki West Coast where NZers can find these houses built BUT NOT AUCKLANDs inner suburbs!

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

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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

Thanks for having the gonads to try and save some of the non Maori history of Aotearoa and leafy suburbs of a once beautiful Auckland for our mokopuna and future generations who do not need to grow up in ghetto housing schemes initiated by short sighted politicians desparate for votes!

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

Because there are..ask your over paid planners to gput down their lattes and go look and you will see the amazing history and green leafy historic homesteads that have the right to be protected from greedy developers who brought us leaky homes and other slum ghettoes AND YOU WANT MORE OF THAT...shame on you!

8. **What do you think of the proposed business special character areas that we have identified?** Other

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

You already have failed Aucklanders, your ratepayers and employers by allowing AT to waste our money daily on failed transport infrastructure projects that constantly delay the ability of the majority of law abiding experienced road users from safely and efficiently using THEIR OWN transport to move safely around the ONCE BEAUTIFUL isthmus but with ATs arrogance and tunnel vision (excuse the pun and look we still don't yet have a tunnel crossing!!) annoys the shite out of every one of those lay abiding rate paying drivers every minute of rush hour with AT painting T numbers on the only safely built empty bits of roads and then allowing traffic to be forced to merge as they run out of roads...

Then the same law abiding experienced road users get to see and endure AT's next failed project underfilled public transport that costs ratepayers more annually, the same public transport that fails to go to places the public would like to go AND with ATs arrogance and limited collective judgement provide paint to paint number on the only existing good roads and implement mindless flashing lights at on ramps at the cost of ratepayers again with no consultation...maybe this truely is a revenue earning scheme to capture the public accidentally using these lanes to supplement the over paid beauracrats at AT, who definitely DO NOT use public transport on there time off and NOW continue to advocate for bicycle use when the public has a right to drive cars if only we had safe roads which AT continue to fail to build..... but if you want more delays AT will ensure that with speed humps, more traffic lights, round abouts with zebra crossings with 10m on either side of the roundabouts causing law abiding car drivers having to break suddenly and stop in the round about because someone rightly has stepped onto the crossing on the other side of the round that no law abiding road using non local can see....and dare I mention those orange cones that some one at AT must have shares in for the number of orange cones out their ...EVERYWHERE at once...forcing those same law abiding ratepayers to merge slow down because look a single AT contractor is having his lunch on the side of yet another unfinished road everwhere!!!!

AT then has the gonads to put up signage warning of wet roads and does little to build safer roads let alone enable safe traffic movement at allowed legal speeds 50 and 100km/hr and again putting up signs telling the already AT hating public to jump on buses if you cant drive at 100km/hr...RESIGN you AT muppets ..

and then there is the other Council owned entities with Watercare managing to fail to predict and manage a drought causing serious disruption to the same law abiding auckland rate payers while the fat cat or rather slim man in charge made $650000+ at rate payers expenses..atleast he resigned take note AT fat cats...

So YES I support protecting Infrastructure any way you can because the Council entities are failing the law abiding rate payers of Auckland daily and anything to protect our mokopuna and future generations from these current Council AT and Watercare failures is needed NOW!!

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

If you allow the ghettos of future auckland to be built I do hope the free sunlight will provide the necessary holistic health cure for the poor tenents forced to live check to jowel in these ghettos, with no car parking no storage space for everyones bicycles if not already stolen to be used on all the Council supplied cycle lanes surrounded by law abiding ratepayers in their increasing queues trying to access the last single road across Auckland while the T numbered lanes remain empty because NO ONE can afford to use public transport...

Councillors thanks for the gloomy future so stand tall for the photos so that our mokopuna can see the wise individuals who allowed the demise of a once beautiful city...

Important privacy information

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#6255

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Kathleen Bunting

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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

I do not believe there will be demand for the overall scale of intensification proposed when the NPS-UD, MDRS and existing unfulfilled capacity (in 2016 upzoning) is considered including FUZ in outer areas of Auckland. For this reason, I think the walkable catchment definition should be narrowed to 400m. There is plenty of international evidence that the 400m catchment is the most important for ToD.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

There will be way more than enough capacity for THAB enabled without these areas being included

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Too much capacity enabled by these provisions overall. There will not be demand for that many apartments.

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

There isn't funding for all that infrastructure

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support all

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#6257

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Sheryl Fenwick

Name of organisation/business:

Your local board: Albert-Eden

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?** 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.

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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

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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?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#6275

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Ting Kwok Cheung

Name of organisation/business:

Your local board: Albert-Eden

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?**

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?**

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

My house at 56 Epsom Avenue will be completely surrounded by (THAB) Terrace Housing and Apartment Building zone (74 Epsom Avenue) right next to me. It would become an absolute eyesore to the streetscape and my house would just like a dwarf surrounded by giants, i.e. a worn out single storey house surrounded by THABs. Therefore, I should be most grateful if you could

also include my house at 56 Epsom Avenue to the THAB zone surrounding me in order to make the zoning plan environmentally more consistent and aesthetically more pleasing.

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

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- Local Public Views Overlay

- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6291

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Mat Taylor

Name of organisation/business:

Your local board: Albert-Eden

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

To retain heritage of 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

To retain heritage of city

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** I don't know

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

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#6300

Government's new housing rules: What it means for Auckland

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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 Sturme

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** 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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#6305

Government's new housing rules: What it means for Auckland

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Name: Paul Majurey

Name of organisation/business: Tupuna Maunga Authority

Your local board: Albert-Eden

Your feedback (all questions are optional)

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Other

Tell us why

See attached response.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

See attached response.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

See attached response.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Tell us why

See attached response.

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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

See attached response.

7. **What do you think of the proposed residential special character areas that we have identified?** Other

Tell us why

See attached response.

8. **What do you think of the proposed business special character areas that we have identified?** Other

Tell us why

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Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Other

Tell us why

See attached response.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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Tūpuna Maunga Authority

11 May 2022

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Feedback on Auckland Council response to National Policy Statement on Urban Development 2020 and Medium Density Residential Standards

Introduction

1. This letter sets out the Tūpuna Maunga o Tāmaki Makaurau Authority (**Authority**) feedback on the Auckland Council's preliminary response to the National Policy Statement on Urban Development 2020 (**NPS-UD**) and Medium Density Residential Standards (**MDRS**).

The Authority

2. In 2014, following five years of Te Tiriti o Waitangi settlement negotiations, 14 Tūpuna Maunga were transferred to the 13 iwi/hapū of Ngā Mana Whenua o Tāmaki Makaurau.[1] The Tūpuna Maunga are held in Trust for the benefit of these iwi/hapū and people of Auckland.

3. The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 (**Collective Redress Act**):

    - records that Maunga are taonga in relation to which the iwi and hapū have always maintained a unique relationship and honoured their intergenerational role as kaitiaki; [2]

[1] Ngāti Maru; Ngāti Pāoa; Ngāti Tamaoho; Ngāti Tamaterā; Ngāti Te Ata; Ngāti Whanaunga; Ngāti Whātua o Kaipara; Ngāti Whātua Ōrākei; Te Ākitai Waiohua; Te Kawerau ā Maki; Te Patukirikiri; hapū of Ngāti Whātua (other than Ngāti Whātua o Kaipara and Ngāti Whātua Ōrākei) whose members are beneficiaries of Te Rūnanga o Ngāti Whātua, including Te Taoū not descended from Tuperiri.
[2] Collective Redress Act, preamble (4)

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Private Bag 92300, Victoria Street West, Auckland 1142

- restores ownership of certain Maunga of Tāmaki Makaurau to the iwi and hapū, the Maunga being treasured sources of mana to the iwi and hapū and providing mechanisms to exercise mana whenua and kaitiakitanga over the Maunga;[3]

- provides Crown acknowledgement of the importance to Ngā Mana Whenua o Tāmaki Makaurau of cultural activities on and traditional uses of the Tūpuna Maunga. This being integral to parts of the relationship with the Maunga.[4]

4. Governance and administration of the Tūpuna Maunga is undertaken by the Authority. This is a co-governance body with equal representation from Mana Whenua and Auckland Council (together with a non-voting Crown representative).

5. In exercising its powers and carrying out its functions under the Collective Redress Act, the Authority must have regard to the spiritual, ancestral, cultural, customary, and historical significance of the Tūpuna Maunga to Ngā Mana Whenua.

6. Section 58 of the Collective Redress Act requires the Authority prepare and approve an Integrated Management Plan (**IMP**).[5] The IMP (approved 23 June 2016) sets the direction for protection, restoration and enhancement of the Maunga.

7. The IMP recognises the significant spiritual, cultural, historical, archaeological and geological landscape values that make the Tūpuna Maunga unique and iconic on regional, national and international scale. Central to the IMP is that Tūpuna Maunga are sacred to Mana Whenua as taonga tuku iho (treasures handed down the generations).

[3] Collective Redress Act, s3
[4] Collective Redress Act, s65
[5] Collective Redress Act, s58

Tūpuna Maunga Authority

Feedback on Auckland Council's preliminary position

8. The Auckland Unitary Plan Operative (**AUP**) recognises that:

- the Maunga of the Auckland volcanic field are a significant part of Auckland's natural identity and character;
- the relationship of Mana Whenua to the Maunga is very important to their culture and traditions;
- significant views to and between the Maunga of Auckland from a range of publicly accessible locations are accordingly of great value to Auckland's identity and the quality of the environment and should be protected.[6]

9. The Authority considers there is no doubt the Tūpuna Maunga are a qualifying matter under Policy 3.32(1) of the NPS-UD, and Auckland Council is required to modify building height and associated rules accordingly.

10. The Authority therefore supports the Auckland Council's preliminary position that:

- AUP overlays relating to the Tūpuna Maunga are qualifying matters[7]; and
- the draft planning maps apply the Volcanic Viewshafts and Height Sensitive Areas Overlay to land and the coastal marine area[8].

11. The Authority supports the Auckland Council's preliminary position that the Tūpuna Maunga are a qualifying matter under Policy 3.32(1)(a) of the NPS-UD as a matter of national importance under section 6 of the Resource Management Act 1991 (**RMA**) for one or more of the following matters:

[6] RPS B4 Te tiaki taonga tuku iho - Natural heritage, B4.1 Issues
[7] As set out in Information Sheet #6 Qualifying Matters (Part 1), Table 1: Proposed AUP overlays and other items identified as required qualifying matters, a) Matters of National Importance.
[8] As shown on the Preliminary response viewer for NPS-UD and MDRS

Tūpuna Maunga Authority

- outstanding natural features (**ONF**) and landscapes to be protected from inappropriate subdivision, use, and development (s6(b)[9];
- the relationship of Māori and their culture and traditions with their ancestral lands, waahi tapu, and taonga (s6(e))[10]; and
- historic heritage places to be protected from inappropriate subdivision, use, and development (s6(f))[11].

12. The Authority supports the Auckland Council's preliminary position that the Tūpuna Maunga[12] are also a qualifying matter under Policy 3.32(1)(d) and (f) of the NPS-UD by virtue of:
    - the Tupuna Maunga administered land is zoned open space[13];
    - the classification of the land under the Reserves Act 1977[14]; and
    - the land being held in trust for the common benefit of the iwi/hapū of Ngā Mana Whenua o Tāmaki Makaurau and the other people of Auckland.
13. While Authority supports Auckland Council's preliminary position to continue to apply existing overlays protecting Tūpuna Maunga, further modifications to the AUP are necessary to accommodate the qualify matter.
14. The draft planning maps show land around the Tūpuna Maunga enables a greater level of intensity as a permitted activity through:
    - re-zoning land Residential - Mixed Housing Urban (equivalent of the MDRS); or

---

[9] Recognised and provided for by Chapter D10 Outstanding Natural features and Outstanding Natural Landscapes Overlay and Chapter 14 Volcanic Viewshafts and Height Sensitive Areas Overlay
10 Recognised and provided for by Chapter D10 Outstanding Natural features and Outstanding Natural Landscapes Overlay, Chapter 14 Volcanic Viewshafts and Height Sensitive Areas Overlay and Chapter D21 Sites and Places of Signficance to Mana Whenua Overlay
[11] Recognised and provided for by Chapter D17 Historic Places Overlay
[12] Land included in Schedule 1 of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 and contiguous land where s110 applies
[13] Except for Rarotonga/Mount Smart
[14] Except for Rarotonga/Mount Smart

- re-zoning land Residential – Terrace Housing and Apartment Building (Modified) around walkable catchments; or
- re-zoning land Residential – Terrace Housing and Apartment Building outside the walkable catchments; or
- removing the Special Character Overlay.

15. Enabling the level of development permitted by these zones and the absence of the Special Character Overlay will erode the visual character, identity and form of the Tūpuna Maunga, together with local views to them.

16. Under Table D14.4.1 an activity and its activity status relates to building height only. Existing provisions in Chapter D14 Volcanic Viewshafts and Height Sensitive Areas Overlay cannot be relied upon to protect the Tūpuna Maunga from the proposed scale and intensity of building form that is enabling by the draft planning maps and as outlined in the Information Sheets.

17. To address this concern, there are a range of methods available to the Council, such as modified development standards along with necessary changes to objectives, policies, activity tables and/or zones. The Authority considers this is a matter for the Council to resolve at this time, but is keen to work collaboratively with the Council.

18. The Authority looks forward to a comprehensive whilst administratively efficient approach to protecting the Tūpuna Maunga as a qualifying matter under Policy 3.32(1) of the NPS-UD.

Noho ora mai
nā

Paul Majurey
Chair
Tūpuna Maunga Authority

maunga.nz | MaungaAuthority@aucklandcouncil.govt.nz
Private Bag 92300, Victoria Street West, Auckland 1142

#6325

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Donna Schofield

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I would like to see all walking catchments closer, I have elderly parents and young children and these walking distances do not take into account people of all ages and stages. They also do not take into account hills, rough terrain and main roads to cross. I use that example in question 3 and answer below.

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 above. The walking catchments are flawed in their calculations. 800 metres is a long way for an averagely fit person to walk let alone somebody that is older or younger with bags and in bad weather.

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

We have been rezoned for THAB on this preliminary map (we are currently the single house/special character zone). We are 850m from the nearest train station. We have to cross New North Rd to get to the nearest train station, and thats using a pedestrian island because there is no pedestrian crossing or lights crossing. Then we have a steep uphill walk one way to the train station, this walk takes me 12-13 minutes walking at a decent pace. I am fit and reasonably young (50). Google Maps says it's a 12 minute walk, so I don't know why Council has decided that it is a 10 min walk. Your software that calculates the walking distances must be incorrect, and it makes me think other walking distances are incorrect now.

Add to that fact our cul-de-sac is a small road of only 14 properties that will be rezoned THAB when all the surrounding streets are remaining as single house/special character zoning. This 'spot zoning' will devalue our neighbours properties and invade their privacy and sun, besides devaluing our properties and eroding our special quiet neighbourhood where children walk to school and enjoy playing outside. We live in a 1920's Californian Bungalow made entirely of Kauri (photo attached), it is a very special character house but it has been rezoned because Francis Ryan Close in Mt Albert has mostly 1980's houses, which in their own right are special character and architecturally designed for their era. This cul-de-sac should be left in the current zoning of single house/special character, if not only to preserve the surrounding special character streets, but because in it's own right it deserves to retain the special character zone.

The walking distance of 800m (10 minutes) is decimating too many beautiful special character streets in Mt Albert. Mt Albert is a family orientated suburb with good schooling, which is why it has a large number of single house/special character zoned properties. It also has a rich history of

bungalows and villas too. It should not be rezoned to THAB, this will make it very hard for families to stay in the area and it will change the entire community family feel of our much loved suburb.

THAB zoned properties should be limited to main roads or arterial routes only - and even then THAB should only be close to the train stations or shopping centres. This will promote apartment residents to shop locally and stimulate the local businesses, and it will be a simple short walk to the train station or to their nearest bus stop on the main road.

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 should be closer too, like all the previous walking catchments. I think Government is assuming Auckland is easily walkable, in fact it is mostly hilly, and rainy in winter/spring. These walking catchments isn't taking into consideration people of all ages and stages. This walking distance should be no further than 100m.

5. **What do you think of our proposal to apply the Terrace 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

This walking distance should be no further than 100 metres. We have so many apartments in Auckland already, many of which are sitting on trademe looking for tenants or owners, there seems to be a glut already and supply has reached demand. Why are we trying to open up more

land to build more apartments? There is only a small percentage of the population that would want to live in a 6+ storey apartment block with no garden and no back yard. These do not cater for families or those with pets. Even the recently retired would prefer a small house or townhouse with a garden over an apartment. You really need to figure out what percentage of our population would want apartment living and work out how many more apartment blocks we need going forward, we have probably nearly reached that number already.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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 Special Character areas have clearly been reduced significantly with the preliminary zoning map - the vast areas of previously special character streets have been whittled away to very few special character streets. Huge amounts of Mt Albert have gone from single house/special character zone to THAB and Mixed Housing zone to THAB. There are too many streets that have

lost their special character status - Auckland will lose it's identity and be a soul less city if this is allowed to happen. Most of the changes have come about because of the 800m (10 min) walking catchment - this is a wrecking ball rule that needs to be altered drastically to preserve the beautiful special character family streets of Mt Albert and many other suburbs.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

There are more that need to be qualifying as special character, too many have been lost to this rule. See my answer above.

Once we lose these heritage and special character homes they can never be replaced. Special character housing is part of Aucklands identity and lets face it - apartment blocks do not belong in single house/special character areas! There is plenty of land on main roads (close to shopping centres and train stations) to accomodate apartments. That's the only place apartments should be, especially ones that are 6+ stories high.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

I would personally like to see more special character and heritage business buildings preserved, maintained and also owners encouraged to look after them. They are beautiful buildings in their own right, and after seeing the Sydney CBD and how they cherish their heritage buildings, I think Auckland needs to do the same before they are lost forever.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

This is a very important qualifying matter that Auckand Council needs to fight for. It could help save vast areas of central Auckland suburbs, mostly the older suburbs like Mt Albert, Mt Eden, Sandringham, Kingsland etc. The Unitec site on Carrington Rd Mt Albert will be developed in the future and it will have up to 4,000 new homes, this is going to add massive infrastructure pressure to Mt Albert and the surrounding suburbs like Pt Chevalier and Waterview, so why do we have to open up our single house/special character zoning for THAB when Unitec will be adding 4,000 new homes? There is only so much intensification one suburb can handle, and Mt Albert is in for huge intensification already.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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 War Memorial Museum Viewshaft - this should be a qualifying matter because it's a very special area for all of Auckland, it should be void of high rise apartments. Also I don't think the domain should be at risk of any intensification in the future. We need large green spaces for Aucklanders to enjoy.

Important privacy information

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#6325

#6329

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: S S

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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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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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6330

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Bella Burgess

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?**

Tell us why

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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?**

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

Enabling intensive housing development without supporting infrastructure would be sabotaging to those people who moved into the new developments and would most likely cost far more to patch up and deal with the consequences of than to limit until the supporting infrastructure is in place. This is an entirely sensible approach to take. New houses require more than the land they are built on and if there are infrastructure constraints that restrict their having essential services such as sewage and storm water connections (among many other things) they are not fit to be lived in.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 would like all currently identified significant ecological areas, scheduled notable trees and public reserves and open spaces to be included as qualifying matters. This is important to support the health and wellbeing of our growing population and to protect and maintain our precious native flora and fauna that we share our urban spaces with. We have a duty of care towards them and this should be recognised in our urban planning documents, not just left to the goodwill of people to uphold. We have faced significant tree loss since tree protection laws were removed and this new law poses a huge threat to remaining trees. It is very important that all existing protections are recognised and included as qualifying matters in order to preserve what is left. I would also like to see the schedule 10 notable trees list reopened for new applications.

Increased population, coupled with more intensive housing puts massive pressure on our green space, while also producing more need of it than ever. The lockdowns of the past two years have shown how much we all value our parks and green space and I would like the Council to use the category of qualifying matters to protect and enhance our urban ngahere. We cannot replace large trees or open spaces that are lost to intensification and they provide huge benefits to us now and into the future. Please recognise and strengthen SEAs and include significant environmental qualities as qualifying matters. This will provide a counterbalance to the increased intensification that protects the well-being of everyone living in Auckland.

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#6335

Government's new housing rules: What it means for Auckland

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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 Harvey

Name of organisation/business:

Your local board: Albert-Eden

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

at first sight this seems a reasonable impact on a 'centre' where presumably there is already high rise building in that zone, HOWEVER, what does 'edge of the centre' mean in fact? This proposal is for 1.2 km from the EDGE, not the centre! Doesn't that potentially extend the 'Centre' massively? This seems vague, and therefore inviting doubt, and thus contention. Do not like this as stated.

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 for the 1200 m catchment, 'edge' is vague, therefore where does the impact stop?

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

800 m has the potential to extend very deeply into established neighborhoods so this catchment proposal seems unwise given the mandate you have been given to ignore all objections!

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

this seems a reasonable impact on a 'centre' where presumably there is already high rise building in that 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

this seems a reasonable impact on a 'centre' where presumably there is already high rise building in that zone

Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

intensification will be executed by people who do not live in the neighbourhood and will not care about the impact they have, so all measures to preserve existing and historic characteristics should be a goal of local government and citizens.

7. **What do you think of the proposed residential special character areas that we have identified?** I don't know

Tell us why

I'm only familiar with my own neighbourhood, it is difficult to know what impact your proposal has on areas I'm less familiar with.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

difficult to identify which are 'business special areas'

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

makes sense.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

strongly in favour of preservation generally, and that includes ridge lines, viewable access (for all) to hills and volcanic cones etc,

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#6347

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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 Covich

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

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1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

That makes everything too spread out and is not discretionary

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

They were designated in the Auckland unitary Plan and that took a lot of research and planning over several years and was designed the specific areas

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

to protect the existing areas identified in the AUP

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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#6349

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Albert Poleki

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Special character is the soul of the 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

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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We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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- Ridgeline Protection Overlay
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- Stockade Hill Viewshaft

- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6351

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Neil MacArthur

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

I do not think there should be a blanket coverage within the catchment area. I think the catchment area should be less. The areas should take into account "Special Character Areas". To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area, especially a house or group of houses that a in a "Special Character Area", detracts from the character of the area. Especially to build a multi storey beside a house/property that has Special Character Area Overlay seems irresponsible and an invasion of privacy. It turns a quiet neighbourhood noisier, less natural light and makes the area a less desirable place to live. For example, Francis Ryan Close and Kitenui St, Mount Albert. It will break up the neighbourhood, which I love living in .

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Do not support. I do not think there should be a blanket coverage within the catchment area. I think the catchment area should be less. The areas should take into account "Special Character Areas". To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area, especially a house or group of houses that a in a "Special Character Area", detracts from the character of the area. Especially to build a multi storey beside a house/property that has Special Character Area Overlay seems irresponsible and an invasion of privacy. It turns a quiet neighbourhood noisier, less natural light and makes the area a less desirable place to live. For example, Francis Ryan Close and Kitenui St, Mount Albert. It will break up the neighbourhood, which I love living in .

5. **What do you think of our proposal to apply the Terrace 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. I do not think there should be a blanket coverage within the catchment area. I think the catchment area should be less. The areas should take into account "Special Character Areas". To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a singel dwelling residential area, especially a house or group of houses that a in a "Special Character Area", detracts from the character of the area. Especially to build a multi storey beside a house/property that has Special Character Area Overlay seems irresponsible and an invasion of privacy. It turns a quiet neighbourhood noisier, less natural light and makes the area a less desirable place to live. For example, Francis Ryan Close and Kitenui St, Mount Albert. It will break up the neighbourhood, which I love living in .

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

The areas should take into account "Special Character Areas". To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area, especially a house or group of houses that a in a "Special Character Area", detracts from the character of the area. Especially to build a multi storey beside a house/property that has Special Character Area Overlay seems irresponsible and an invasion of provacy. It turns a quiet neighbourhood noisier, less natural light and makes the area a less desirable place to live. For example, Francis Ryan Close and Kitenui St, Mount Albert. The "Special Character home" will become insignificant and lost with a multi storey building beside it. It will break up the neighbourhood, which I love living in .

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control). I support they we have height control, why have a public place, which never has any natural light and is always in shadow, it become uninviting and cold, and not a place to visit.

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#6352

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jack Gibbons

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

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

1200m would be more reasonable for the major rapid transit stations, rail lines and busway.

Additionally the classification of rapid transit is much too low. Many bus routes in Auckland have not been included, but they run at high frequencies and in significant dedicated infrastructure which very clearly meet the definition laid out in the NPS-UD, as clarified by central government politicians. These routes should have 800m catchments too.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

800m is a more reasonable catchment. Businesses in these town centers need more nearby housing to stay afloat.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

200m is too short. 400m for THAB is again more reasonable. 200m is an extremely short walk, as is 400m

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

The retention of such vast amounts of SCA's is an extremely perverse outcome from the planning department. The bar to becoming an SCA is much too low many properties have been extensively modifed, or are just very new (80s etc), the distribution has been very clearly optimised to minimise any change. The higher removal rates of SCA's in areas with viewshafts because building is restricted there anyway is undermining the intent of the rules and is extremely disingenuous.

There could be an argument for retaining something like 10% of SCAs outside of the most valuable transport catchments but the current retention is unacceptable.

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

Areas that fall within extremely valuable transport catchments like rail stations or city center zone should not be identified as SCA's. The massive investments of all ratepayers into CRL can not be thrown away by SCA's which are only valued by a small portion of the population. Especially when examples of this architecture and feel are replaced in other SCA's in much less valuable 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

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

There are extremely limited examples where infrastructure constrains legitimately should be a reason to prevent intensification. The council have been shown to misuse the SCA qualifying matter so cannot be entrusted with infra constraints.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

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#6357

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Rachel Thomson

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

1. Whilst I appreciate some sort of measure is required to determine a "walkable catchment". Wholesale application of 1200 metres from city edge (or 800 metres from the edge of metropolitain areas or trainstations) results in arbitrary anomolies that make no sense. The catchment does not need to be as far reaching in order to achieve the goal. 1200 and 800 metres is too far! It's a land grab with no metrics around what the actual result is that needs to be achieved and what in fact will be achieved once applied.

2. Specifically; application of the proposed walkable catchment along View Road between Mt Eden Road and Dominion Road looks to randomly weave it's way in and around houses on View Road capturing some homes on the North side of View road and some on the West side of the road. This would appear to be an extremely random application of the catchment area and is an anomoly that needs to be addressed.

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

1. Whilst I appreciate some sort of measure is required to determine a "walkable catchment". Wholesale application of 1200 metres from city edge (or 800 metres from the edge of metropolitain areas or trainstations) results in arbitrary anomolies that make no sense. The catchment does not need to be as far reaching in order to achieve the goal. 1200 and 800 metres is too far! It's a land grab with no metrics around what the actual result is that needs to be achieved and what in fact will be achieved once applied.

2. Specifically; application of the proposed walkable catchment along View Road between Mt Eden Road and Dominion Road looks to randomly weave it's way in and around houses on View Road capturing some homes on the North side of View road and some on the West side of the road. This would appear to be an extremely random application of the catchment area and is an anomoly that needs to be addressed.

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

1. Whilst I appreciate some sort of measure is required to determine a "walkable catchment". Wholesale application of 1200 metres from city edge (or 800 metres from the edge of metropolitain areas or trainstations) results in arbitrary anomolies that make no sense. The catchment does not need to be as far reaching in order to achieve the goal. 1200 and 800 metres

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Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

1. The whole Mt Eden area contains a number of the character villas built at the beginning of the 20th century. Some of these houses have been destroyed but many remain as an important link to the past and present of Mt Eden and the cities history.

2. Our property at no. 5 Bellevue was one of the first houses built in the area, along with the old Vicarage at no. 1 Bellevue and the Ficino School down on View Road. These properties are just some examples of the special character of this area.

3. It is a travesty to see the degradation of the area that is already happening under the current operative plan and devastating to see this special character area under threat. Without our past in our visual world, we are in danger of losing the best future we could provide to our offspring and descendants. Once it's gone we can't get it back.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

As above - should include the Mt Eden area.

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

a. At present whenever Auckland has its frequent deluges, sewage and wastewater mix together in our ancient pipes. With no real stormwater network to speak of this mess of pollution flows down the road onto Dominion Road. What work is planned on this network, if any?

b. ‘Significant investment by Auckland Council and Watercare is currently proposed to address long-term problems but it will take over a decade to make major improvements.’*

c. Any new building above ground, especially new building on this scale, needs to be preceded by extensive upgrading of infrastructure.

d. Like trees that need good roots to survive, our city needs solid underground infrastructure to live and last well.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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)

View shaft Overlay of Mt Eden (Maungawhau) should be included.

Important privacy information

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Submission
Auckland Council Feedback
GovtNZ Housing Intensification Proposal.

Rachel Thomson
5 Bellevue Road
Mt Eden
Auckland 1024

9 May 2022

Introduction
Our property and those around us are currently designated Residential - Mixed Housing and Suburban zone. The property I live in was built in 1880 and was one of the first houses on the edge of Mt Eden. The old Vicarage on the corner at No. 1 Bellevue Road is also a historically significant property.

I have lived in Mt Eden for 25 years and I love the area and our city. I am generally in favour of intensification and agree; we do need to provide more housing, preferably lower cost housing, near places of work and travel hubs. That said, I want intensification to improve this city, not degrade it. I want to see intensification done well but have so far only seen a very negative effect on the Mt Eden area with cheap builds going up without thought for character or design and generally done by removing or demolishing character villas/homes.

Good intensification requires good infrastructure both above and below ground, and widespread green spaces for ecological and psychological well-being.

This submission especially concerns the Bellevue Road, View Road, Maungawhau (Mt Eden) local area and feedback on the walkable catchment area towards the Mt Eden train station (currently under construction).

I submit that a number of 'qualifying matters' apply to this area:

- Special Character area
- View shafts
- Protection of sites of cultural, historic or ecological significance
- Infrastructure constraints
- Distance of walkable catchment

As I understand it, the current proposal allows six and more storey buildings up to the boundary on the Northern side of our property and in the neighbouring streets that boarder the proposed "walkable catchment" area
.
The following qualifying matters need to be applied:

Special Character

a. The Mt Eden area is largely made up of character villas built at the beginning of the 20th century. These houses and that people that live in them are the essence of the character of the area. Some of these houses have been destroyed but

many remain as an important link to the past and present of Mt Eden and our city's history.

b. Our property at no. 5 Bellevue was one of the first houses built in the area, along with the old Vicarage at no. 1 Bellevue and the Ficino School down on View Road. These properties are just some examples of the special character of this area.
c. It is a travesty to see the degradation of the area that is already happening under the current operative plan and devastating to see this special character area under threat. Without our past in our visual world, we are in danger of losing the best future we could provide to our offspring and descendants. Once it's gone we can't get it back.

Protection of cultural, historic or ecological significance.

a. Maungawhau (Mt Eden) itself is of significant cultural, historical and ecological significance to our city. To have it surrounded by six-story towers around its base will significantly impact view shafts up the Maunga and, in reverse, the views from up top down onto a mass of towering buildings at its feet will be devastating.

Infrastructure constraints

a. At present whenever Auckland has its frequent deluges, sewage and wastewater mix together in our ancient pipes. With no real stormwater network to speak of this mess of pollution flows down the road onto Dominion Road. What work is planned on this network, if any?
b. 'Significant investment by Auckland Council and Watercare is currently proposed to address long-term problems but it will take over a decade to make major improvements.'*
c. Any new building above ground, especially new building on this scale, needs to be preceded by extensive upgrading of infrastructure.
d. Like trees that need good roots to survive, our city needs solid underground infrastructure to live and last well.

Walkable catchment

a. Whilst I appreciate some sort of measure is required to determine a "walkable catchment". Wholesale application of 1200 metres from city edge (or 800 metres from the edge of metropolitain areas or trainstation) results in arbitrary anomolies that make no sense. The catchment does not need to be as far reaching in order to achieve the goal. 1200 and 800 metres is too far! It's a land grab with no metrics around what the actual result is that needs to be achieved and what in fact will be achieved once applied.
b. Specifically; application of the proposed walkable catchment along View Road between Mt Eden Road and Dominion Road looks to randomly weave it's way in and around houses on View Road capturing some homes on the North side of View road and some on the West side of the road. This would appear to be an

extremely random application of the catchment area and is an anomoly that needs to be addressed.

Destruction of community

a. Allowing six and more storey buildings to be built up to the boundary in suburbs such as ours will destroy communities. Shade, too little light, an inability to grow plants in gardens will drive people away and buildings that tower ominously next door will drive people away from smaller houses. This is surely not the intent. Mixed age populations are known to be more healthy for all ages.
b. The lack of consultation allowed for in this proposal will cause enormous anguish In strong communities. This is not a plea for no change, but a plea for meaningful consultation and consideration of what exists. We in New Zealand have a habit of replacing rather than rebuilding from what we have.
c. Part of the goal is to have low cost housing near the city. Is it likely that developers will build low cost housing in some of Auckland's more expensive suburbs? Or will developers seize the opportunity to build more expensive, high-end apartments?

The Auckland Council Unitary Plan enables at least 900,000 dwellings to be built on residential-zoned land. There is no shortage of land to be built on. Properly constructed communities with schools, proper infrastructure for sewage and wastewater, green space, access to public transport, a variety of building types can give our citizens in every sense space to breath.

Recommendation :

I submit that any plan for this area be modified to recognise the Mt Eden area as Special Character and where there is cultural and heritage value in the Bellevue Road, View Road, Esplanade Road area be preserved by providing appropriate overlays or some other protective mechanism.

I submit that the walkable catchment area needs to be reduced by half, i.e. to 600 m and 400m and application of it where it results in anomolies, like the View Road example I have highlighted, need to be adjusted.

Thank you for your positive consideration of this submission.

Rachel Thomson
5 Bellevue Road
Mt Eden
AUCKLAND 1024

#6360

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: Josh Kennedy

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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 2400m (30 minutes) for the City Centre and a Business - Mixed Use Zone should be used instead of a THAB zoning.

- Special Character Area overlays compromise the development potential of the Walkable Catchments within the City Centre, which is crucial to enabling higher densities in areas that have greater access to public transport, public services, educational facilities, retail, and commercial services. Overall, a 2400m walkable catchment is more responsive to climate change targets.

- In Auckland, many people are willing to walk further than 15 minutes to access jobs, services, opportunities and rapid transit.

- Walking is an attractive travel mode within a 30-minute catchment of the city centre, since 30 minutes is a typical commute time for Aucklanders and it avoids the need to pay for parking or pay/ wait for public transport.

- This larger walkable catchment also better reflects the accessibility of the city centre by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

- I personally live in Eden Terrace and do not own a car. I can easily walk up to 8km a day and have no trouble walking 3km to access entertainment and services in the Auckland CBD.

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.

- Special Character Area overlays compromise the development potential of the Walkable Catchments within the City Centre, which is crucial to enabling higher densities in areas that have greater access to public transport, public services, educational facilities, retail, and commercial services. Overall, this responds in a positive way to climate change initiatives and targets.

- In Auckland, many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide.

- Household Travel Survey data shows that the median walking commute in Auckland takes around 22 minutes, compared with the median driving commute of 23 minutes.[1] This data covers 2011-2014 and it is likely that driving commutes have lengthened since then, due to development in remote suburbs and greater congestion.

- Greater walkable catchments for Newmarket and Sylvia Park better reflect the accessibility of these centres by cycling/micro-mobility and the bus network, giving a wide range of options for low-emissions travel.

- I personally live in Eden Terrace and do not own a car. I can easily walk up to 8km a day and have no trouble walking 2km to access commercial services and retail in 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 further

Tell us why

Walkable catchments should be 1600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

The definition of Rapid Transit in implementing the NPS-UD should include high bus priority areas.

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

Furthermore, increased walkable catchments better reflects the cycling and feeder bus catchments of isthmus stations.

Special Character Area overlays should not compromise the development potential of the Walkable Catchments of the rapid transit stops - this is crucial to enabling More Homes in the Right Places and climate-responsive development.

The Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone, in the first 200 metres of the Walkable Catchment of Rapid Transit stops.

This will support:

The creation of new centres, at stops which aren’t already in Town Centres, and in highly accessible locations on our public transport network;

The development of 15-minute neighbourhoods centred around the rapid transit stop, enabling residents to access daily needs by walking, cycling and micro-mobility and to live lower carbon lifestyles.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?**

Tell us why

I support upzoning adjacent to town centres.

Upzoning to a distance of 800m - further than currently proposed by Council - should take place around all Town Centres defined by Council as 'large + high accessibility', as well as all other town centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

I support upzoning adjacent to town and local centres.

Upzoning to a distance of 400m - further than currently proposed by Council - should take place around all other Town Centres (not on the isthmus) which are small but have high accessibility.

Upzoning to a distance of 400m should take place around all Local Centres defined by Council as 'large + high accessibility', as well as all other local centres on the isthmus.

This will support the development of 15-minute neighbourhoods centred around town and local centres, enabling residents to access everyday services and amenities, by walking, cycling and micro-mobility, living lower carbon lifestyles.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites

of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

'The identified Special Character Areas ("SCA") should not be included as qualifying matters for the following reasons:

- I support the protection of buildings that have notable or distinctive aesthetic, physical and visual qualities. However, not all buildings within the areas identified as SCA are notable or have distinctive aesthetic, physical and visual qualities. Therefore, specific buildings with outstanding character and heritage values should be protected, but not all buildings.

- I support protection of listed Heritage, and high quality, continuous special character outside of Walkable catchments

- The majority of buildings within the SCA areas are not fit for purpose. They were constructed at a time when Auckland's population was much lower, and the low density nature of the neighbourhoods within the SCA areas no long supports Auckland's growing population.

- 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.

- The areas identified as SCAs are the most suitable for high density development, as they are in close proximity to public transport services, town centres and the city centre, and cycle infrastructure. Ultimately, the areas identified as SCAs are the only areas in Auckland where people can live without the use of a private car.

- With climate emergency, Auckland Council needs to enable higher density in areas that in close proximity to public transport services, town centres and the city centre, and cycle infrastructure. SCA overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

- Protecting the areas identified as SCAs supports the interests of a select few, and is contrary to Auckland Council's vision for Auckland to be the world's most liveable city.

- Protecting the areas identified as SCAs supports the interests of a select few (often wealthy people), which will perpetuate segregation and exclusive enclaves within Auckland

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

'- I support the protection of buildings that have notable or distinctive aesthetic, physical and visual qualities. However, not all buildings within the areas identified as SCA are notable or have distinctive aesthetic, physical and visual qualities. Therefore, specific buildings with outstanding character and heritage values should be protected, but not all buildings.

- I support protection of listed Heritage, and high quality, continuous special character outside of Walkable catchments

- The majority of buildings within the SCA areas are not fit for purpose. They were constructed at a time when Auckland's population was much lower, and the low density nature of the neighbourhoods within the SCA areas no long supports Auckland's growing population.

- 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.

- The areas identified as SCAs are the most suitable for high density development, as they are in close proximity to public transport services, town centres and the city centre, and cycle infrastructure. Ultimately, the areas identified as SCAs are the only areas in Auckland where people can live without the use of a private car.

- With climate emergency, Auckland Council needs to enable higher density in areas that in close proximity to public transport services, town centres and the city centre, and cycle infrastructure. SCA overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

- Protecting the areas identified as SCAs supports the interests of a select few, and is contrary to Auckland Council's vision for Auckland to be the world's most liveable city.

- Protecting the areas identified as SCAs supports the interests of a select few (often wealthy people), which will perpetuate segregation and exclusive enclaves within Auckland

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

With climate emergency, Auckland Council needs to enable higher density in areas that in close proximity to public transport services, town centres and the city centre, and cycle infrastructure. Limiting building heights within business special character areas through the Height Variation Control along Sandringham Road, Dominion Road, Ponsonby Road, Mt Eden Road, New North Road, and Great North Road creates a negative relationship between land use and public transport. Business special character areas with the greatest access to transport and existing amenities and should be at least six storeys high to provide high density in close proximity to high frequency public transport routes and stops. This will significantly limiting sustainable housing development and low emission neighbourhoods.

Greater density needs to be provided in business special character areas along Sandringham Road and Dominion Road, as restrictions to density through the Height Variation Control will make the light rail project unfeasible in terms of ridership.

Protecting the areas identified as SCAs supports the interests of a select few, and is contrary to Auckland Council's vision for Auckland to be the world's most liveable city.

Protecting the areas identified as SCAs supports the interests of a select few (often wealthy people), which will perpetuate segregation and exclusive enclaves within Auckland.

It is noted that character facades could be retained and higher buildings up to six storeys could be built behind the facade instead of limiting building heights to three storeys.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

Auckland has major significant infrastructure constraints and this needs to be addressed by Auckland Council in more detail.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

The extent and restrictions of Regionally Significant Volcanic Viewshafts should be reduced to enable greater density in areas well serviced by public transport and open space e.g., Eden Terrace, Freemans Bay, and Newton

This area at the top of Dominion Road is not subject to a volcanic viewshaft overlay and should allow for greater height/density under the Height Variation Control (maximum allowance of 27m). The area is well connected to existing public transport services and open spaces.

Important privacy information

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with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#6361

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Rebecca Aldous

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

Destroy character

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be 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

Destroying the character houses and area

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct

- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#6370

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Denis Drumm

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

Maintaining special character of the area

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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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.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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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#6377

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Debbie MacArthur

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

acoustic insulation and ventilation permitted activity standards must be included within the AUP for new dwellings within 100 metres of the rail corridor. Vibration controls should also 2 be introduced for any new (or altered) sensitive uses within 60 metres of the rail corridor. This is important to ensure that housing development occurs in a way that provides for the health and amenity of occupants near the rail corridor while also minimising the potential for reverse sensitivity effects on the existing lawful operations of the rail corridor.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

Do not support. To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area or a “Special Character Area” will ruin the ambience of the neighbourhood. There will be loss of sunlight and views, invasion of privacy, and an erosion of heritage values. The streets are narrow in our area, and school and peak hour traffic already causes mayhem, adding in multi-story dwellings will increase this, causing parking issues and infrastructure issues. This plan allows for a multi-storey building to be built right beside a Special Character Dwelling; the invasion of privacy is a major concern. This plan should not allow this to happen, it needs to keep the heritage areas intact.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Do not support. To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area or a “Special Character Area” will ruin the ambience of the neighbourhood. There will be loss of sunlight and views, invasion of privacy, and an erosion of heritage values. The streets are narrow in our area, and school and peak hour traffic already causes mayhem, adding in multi-story dwellings will increase this, causing parking issues and infrastructure issues. This plan allows for a multi-storey building to be built right beside a Special Character Dwelling; the invasion of privacy is a major concern. This plan should not allow this to happen, it needs to keep the heritage areas intact.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and 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. To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area or a “Special Character Area” will ruin the ambience of the neighbourhood. There will be loss of sunlight and views, invasion of privacy, and an erosion of heritage values. The streets are narrow in our area, and school and peak hour traffic already causes mayhem, adding in multi-story dwellings will increase this, causing parking issues and infrastructure issues. This plan allows for a multi-storey building to be built right beside a Special Character Dwelling; the invasion of privacy is a major concern. This plan should not allow this to happen, it needs to keep the heritage areas intact.

5. **What do you think of our proposal to apply the Terrace 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. To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area or a “Special Character Area” will ruin the ambience of the neighbourhood. There will be loss of sunlight and views, invasion of privacy, and an erosion of heritage values. The streets are narrow in our area, and school and peak hour traffic already causes mayhem, adding in multi-story dwellings will increase this, causing parking issues and infrastructure issues. This plan allows for a multi-storey building to be built right beside a Special Character Dwelling; the invasion of privacy is a major concern. This plan should not allow this to happen, it needs to keep the heritage areas intact.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Support. To place a NPS-UD (6 storey appt buildings) or MDRS Zone (medium density zone) in the middle or right beside a single dwelling residential area or a "Special Character Area" will ruin the ambience of the neighbourhood. There will be loss of sunlight and views, invasion of privacy, and an erosion of heritage values. The streets are narrow in our area, and school and peak hour traffic already causes mayhem, adding in multi-story dwellings will increase this, causing parking issues and infrastructure issues. This plan allows for a multi-storey building to be built right beside a Special Character Dwelling; the invasion of privacy is a major concern. This plan should not allow this to happen, it needs to keep the heritage areas intact.

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)

Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control). Support the retention of control of height around public places. If there is not sunlight, the public place will be in shadow, cold and uniting, not a place to visit. Sunlight is good for everyone.

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#6395

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Sujeewa Wannigama

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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.

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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

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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?** I don't know

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Intensifying without the ability to support that increased population will cause detrimental effect to the quality of life for everyone. I think the Auckland Unitary Plan was already dense enough for a more sustainable growth of Auckland where we all want to live. I am concerned that requirements from NPS-UD and MDRS are too intense and may cause un-intended consequences (that may arise due to higher density living e.g. resource issues for parking, mental health issues due to denser living/lack of privacy/lack of sunlight etc.) that are hard to rectify once implemented.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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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#6397

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Iara Gelpi

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?**

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?**

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?**

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Important privacy information

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#6403

Government's new housing rules: What it means for Auckland

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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 Owen

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

To allow better access to the city - jobs - health care, sports

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

To allow better access to the city - jobs - health care, sports

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Allow more houses on the market, which will hopefully help more first home buyers, by being more supply, which hopefully could reduce/not increase as rapidly.

And will allow residents closer access to facilities, social areas.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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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

Heratige buildings should be preserved, so we can learn and study from them and see how far we have come in architectural progession

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Do not support

Tell us why

If in someinstances, it will put strain on infustrutcure, that could be a health hazard, this should not happen.

Other qualifying matters

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Government's new housing rules: What it means for Auckland

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Name: Margaret McClure

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Practical idea but with a few exceptions.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Multi –storey blocks are already part of the streetscape 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

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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

Auckland's beauty and identity depend partly on its special character areas.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

1. I am especially interested in the Mt Albert area where there seems to be inconsistency in the way boundaries have been set so that only the area north of Mt Albert Rd is regarded as special character and the higher area of the so-called golden triangle that goes up to the peak of the Owairaka maunga has been excluded. This small area bounded by Summit Drive , Stilwell Rd and Allendale Rd, (with Ferner Avenue across the middle), provides a green swathe of trees, including large pohutukawa, that offer shade and beauty to the large number of people from the wider area who walk up to the main entrance to the maunga of Owairaka.

2. Secondly the greenery of this small area unifies the streetscapes of mixed housing that includes villas of significant quality, eg numbers 17, 22, 26, 28, 34 Allendale Rd; 6 Ferner Ave; 4, 6 and 29 Stilwell (an outstanding house); and 9 Summit Drive.

While 3-storey apartment buildings at Everill Orr have been absorbed into the streetscape, buildings of 6 storeys or more would intrude significantly Into this small area which is one of high points of the city.

3. State housing on the borders of Mt Albert: while it is practical to replace single-home state houses with apartment blocks it would be good to retain some of the early type as examples of mid-century social housing and an important stage in our social provisions.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

Infrastructure constraints

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9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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#6423

Government's new housing rules: What it means for Auckland

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Your details

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Name: MICHELLE ROACHE

Name of organisation/business:

Your local board: Albert-Eden

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

Its too far. People just don't walk that distance to public transport. If you live in the City Centre, then you don't walk to public transport - you just 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

Once again, no one walks that distance to the trains. I live within the catchment of Mt Albert - it is too wide. People drive and park in my street (which is narrow and has a school and a retirement village being developed). They park all day every day, and catch the bus - and then drive home - they do not walk to the bus - or the train.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Once again, no one walks that distance to the trains. I live within the catchment of Mt Albert - it is too wide. People drive and park in my street (which is narrow and has a school and a retirement village being developed). They park all day every day, and catch the bus - and then drive home - they do not walk to the bus - or the train.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

One size does not fit all. Especially with no need to provide parking. It is narrow minded to think that no one will drive cars. Recently built apartments in our area with no carpark have just resulted in jammed up side streets. It does not work and will not work across every suburb.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

As long as there is some parking options!

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 think all existing special character areas should be a qualifying matter

Tell us why

It is NZ's heritage we are talking about!

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 parts of Mt Albert that have been removed from this which have the most beautiful treelined, old homes that simply cannot be replaced. Do we really want to ruin our heritage whilst building for our future. I think there can be a more sympathetic approach. Also - the schools are overloaded already. Where will all these new families educate their children. There is no plan for extra schools.

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

If there is no infrastructure it is doomed to fail. Who is going to pay?

Other qualifying matters

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10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

All of these qualifiers are super important - as well as the volcanic view shaft overlays around our volcanos in Auckland

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#6425

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Name: Charmaine Walsh

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

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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)

I support additional qualifying matters for all of the 6 specified above.

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.

#6426

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: alistair craig

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

Too many heritage looking places potentially pulled down

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

Too many heritage looking places potentially pulled down

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

Too many heritage looking places potentially pulled down

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Too many heritage looking places potentially pulled down

5. **What do you think of our proposal to apply the Terrace 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

will look aweful being too close

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I do not think special character areas should be a qualifying matter

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** 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)

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#6427

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Leena Bhikharidas

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

Traffic will still be a problem as there are a lot of people who still need to drive to work given there is no suitable means of public transport to get them to work. So you will also be adding to traffic congestion in these suburbs and parking. It will not reduce the amount of cars required by households.

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

Traffic will still be a problem as there are a lot of people who still need to drive to work given there is no suitable means of public transport to get them to work. So you will also be adding to traffic congestion in these suburbs and parking. It will not reduce the amount of cars required by households.

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

Traffic will still be a problem as there are a lot of people who still need to drive to work given there is no suitable means of public transport to get them to work. So you will also be adding to traffic congestion in these suburbs and parking. It will not reduce the amount of cars required by households.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

A lot of people have lived in these areas all their life. Take away the character homes you are are left with horrible concrete jungles. Our beautiful inner city suburbs will never be the same. High density housing should be reserved for inner city apartment 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

People live outside of the city to enjoy the outdoor space. By intensifying density housing in residential areas means that people will need to move further away to obtain outdoor space.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

You are taking away the character of these suburbs so you can allow intensification. A lot of people have lived in these areas all their life. Take away the character homes you are are left with horrible concrete jungles. Our beautiful inner city suburbs will never be the same. Most people that will end up buying these homes will be those with either no children or older children and don't need outdoor space in their home

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

These heritage listed areas have historic character and street charm for the era of homes built ie bungalow and villas. Intensification will destroy these areas.. Council rules have already allowed for destruction of these character homes in the suburbs which need to be tightened up.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Business areas should be concentrated towards industrial estates or existing commercial sites. We should not allow current residential zones to be replaced by commercial properties partially when there is a need for housing closer to the city.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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)**

Retaining green spaces. ie Chamberlain Park

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#6432

Government's new housing rules: What it means for Auckland

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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 Lewis

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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.

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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)

I support the proposal that all of the additional qualifying matters listed above are taken into account and actioned in order that our city remains liveable-in.

Important privacy information

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#6437

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Steve Sung

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

Should increase the proposed walkable catchment further as some surrounding areas included protected buildings or character homes. Around 1500 metres.

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

Again 800 metres may include protected buildings or character homes. Around 1000 - 1200 metres seem fair as it's within walkable distance to the train stations.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be further

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

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Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

We need to protect the special character houses which once destroyed cannot be recovered. An important part of the history of NZ.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

I agree.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

I agree.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and 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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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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#6450

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Shiree Reihana

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

None of St Mary's Bay is within walkable distance of 1200 metres to City Centre amenities which residents use. The walkable route to the city centre beside the motorway is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the city centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?**

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

The closest rapid transit stop to St Mary's Bay is Britomart or the future Victoria St station. Both are not within 800 metres to St Mary's Bay.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

None of the St Marys Bay suburb is within 400 metres of the city centre. This means St Mary's Bay is beyond the walkable catchment threshold.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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

Within St Marys Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft map.

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

This technique should be expanded over the entire suburb of St Mary's Bay collecting all houses of rating 6,5 and 4 as sub areas of special character.

8. **What do you think of the proposed business special character areas that we have identified?**

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

St Marys Bay is bounded to the north by unstable former coastal edge which represents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

Important privacy information

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#6489

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Your details

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Name: Mark Gander

Name of organisation/business:

Your local board: Albert-Eden

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

Auckland has sufficient capacity for high density 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

Auckland has plenty of capacity for high density housing projects much closer 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

There is capacity for high density housing closer to the city centre

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Auckland has sufficient capacity closer 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?** Support

Tell us why

200m seems reasonable for an intensification zone - people would reasonably expect tbis

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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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To include our own qualifying matters, we must provide robust evidence to 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

Auckland's historic old wooden housing areas are a significant part of the city's identity andcharacter. 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.

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 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.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

The Special Character Areas 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.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

There is 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.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#6494

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Name: Roy Bell

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

Should be closer and on main artillery roads not through single house zones

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

Zoning changes should be right next to the public transport stops and on main roads

Intensification around town and local centres

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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.

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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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#6497

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Your details

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Name: Diana Ward

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

These areas are appropriate for higher density housing and more commercial development.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

An 800 metre catchment would involve the removal of homes among them character homes that are part of Auckland's identity.

There should be some controls over where buildings of six or more storeys can be built to enable space for recreation - reserves, green corridors, attractive areas where the sun can reach. Already in areas of greater intensification, trees are being felled and green spaces and sunlight are disappearing.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

This blanket proposal threatens the liveability of existing residential areas. Six-storey buildings erected without consideration for existing neighbouring properties affect people's enjoyment of their homes and neighbourhoods. Nobody wins. Trees are inevitably felled and green spaces destroyed to make way for the towering blocks; cars line streets as there is seldom sufficient provision for parking; the buildings cast shadows, robbing inhabitants of sunlight; streets are made less attractive for passive recreation.

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

A closer distance would be less likely to involve the removal of existing individual 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?** Do not support - I think it should be closer

Tell us why

Qualifying matters

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6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

These character areas make our sprawling city more appealing and create the 'village within a city' feel that Auckland still possesses in parts.

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 areas within our city that have not been given special character status that should be, for example, Mt Albert with its volcanic past, its treelined streets, stone walls, heritage homes and established gardens. Such areas are worth preserving for all, not just for the local inhabitants.

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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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)**

Green spaces and areas of ecological significance

Character homes in suburban areas

Volcanic areas

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#6501

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Your details

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Name: Ross Ferguson

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

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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?** Other

Tell us why

I think this is arbitrary and should take the character of the area into more consideration

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

As above I think this is arbitrary and should take the character of the area into more consideration

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

I think it depends on the nature of the district

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

Special character areas are what makes Auckland special, particularly around the volcanoes

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 think the qualities of some of the areas no longer considered as residential special character should be re-evaluated. I use my own case as an example.

I live in Ferner Avenue Mt Albert and I am concerned that this street and parts of Stilwell Road, Sadgrove Terrace, Summit Drive and Allendale are not included as a special character area. This area forms a continuum with those areas that are protected, the so-called Golden Triangle and the area to the west of Mt Albert/Owairaka.

My house is c. 97 years old and was designed by the esteemed Arts and Crafts architect Basil Hooper. it has been described in the Mt Albert Historical Society newsletter and illustrated in the book, Bungalow. The drystone wall at the end of the garden is one of the original farm walls. Together they are of heritage value and should be protected as should numerous distinguished houses in the area.

This area also has a number of fine trees almost all of which would be lost on intensification. The existing vegetation adds considerably to the character of the are and links to the proposed revegetation of Mt Albert/Owairaka.

The Ferner Avenue, Stilwell Road, Sadgrove Terrace, Summit Drive area is high on the side of Mt Albert/Owairaka and multi-storey buildings would ruin viewshafts of the mountain and would be very obtrusive from many parts 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

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 that the width of the roads in existing areas should also be considered as should the likely congestion

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at **aucklandcouncil.govt.nz/privacy** and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

#6510

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jennifer Buckley

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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 topography and character of the area needs to be taken into account along with distance from centre.

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 think the topography and character of the area needs to be taken into account along with distance from centre.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

I think the topography and character of the area needs to be taken into account along with distance from centre.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Other

Tell us why

I think the topography and character of the area needs to be taken into account along with distance from centre. Light corridors and tree cover need to be considered.

5. **What do you think of our proposal to apply the Terrace 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 think the topography and character of the area needs to be taken into account along with distance from centre. Light corridors and tree cover need to be considered.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

Character areas and nature tree cover must 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

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how

they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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#6515

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Anne Belich

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

Please see attached letter

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Other

Tell us why

Concern the THAB zone changes to Withiel Drive, Epsom will affect the privacy shading and dominance for residents of Albury Avenue, Epsom which is zoned Two-Storey Single Dwelling. Suggests further investigation is needed on the effects of digging the foundations on volcanic rock on neighbouring sites in the THAB zones.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

Seeks clarification why large portions of Arney Road, Remuera and Basset Road, Remuera which are close to transport hubs have not been zone THAB.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Please see attached letter

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

Please see attached letter

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Other

Tell us why

Concern the THAB zone changes to Withiel Drive, Epsom will affect the privacy shading and dominance and historic character of Albury Avenue, Epsom which is zoned Two-Storey Single Dwelling and SCA (qualifying matter).

7. **What do you think of the proposed residential special character areas that we have identified?** Other

Tell us why

Please see attached letter

8. **What do you think of the proposed business special character areas that we have identified?** Other

Tell us why

Please see attached letter

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

It would be prudent to improve the current infrastructure before contemplating any 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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- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Please see attached letter

10a. Other comments

Concern surrounding what effects the changes will have on traffic, rates and the natural form of Mt Eden which is scared to local iwi.

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From: anne@belich
Sent: Monday, 9 May 2022 4:47 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Opposition to unitary plan changes- letter attached

Hello,

Please find attached my letter regarding the proposed unitary plan changes.

Kind regards,

Anne Belich

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept respons bility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

I reside at 11 Albury Ave Epsom Auckland, and I am writing to oppose the changes to the Auckland Unitary Plan in responding to the National Policy Statement on Urban Development (NPS-UD) and the Medium Density Residential Standards.

The proposed changes show that Number 9 through to 21 Albury Avenue has been marked as a two-story single dwelling residential area. Number 6 to 16 Withiel Drive (the street next to Albury Avenue that neighbours 9-21 Albury) has been marked as a Terrace Housing and apartment building zone (THAB zone). Number 9 and 11 Albury will be particularly affected by the proposed changes as the properties sit at least two stories below the properties on Withiel Ave. Therefore, the proposed THAB zone changes on Withiel Drive will affect the privacy, shading and dominance for the residents in Albury Avenue.

In the Councils draft, it states 'The Council is proposing additional controls to manage privacy, building dominance and shading effects'. I do not see how the proposed THAB changes and its effects in Withiel Drive can be mitigated in any way. The new height allowances would have: 'adverse effects of building height on the neighbours and dominance of building'; reduce or eliminate access to sunlight; greatly impact 'privacy between different dwellings, including outdoor living space on neighbouring sites' eliminating the current standard 'of visual and acoustic privacy between different dwellings'.

In addition, can the Council please address the following concerns regarding the Unitary Plan changes:

- There is nothing in the proposed plan that indicate the council has plans to greatly improve Auckland transport and drainage systems. It would be prudent to improve the current infrastructure before contemplating any changes.
- The Council should also look at other countries such as the UK and Australia regarding their building codes relating to privacy.
- Further investigation is needed on the effects of digging the foundations on volcanic rock on neighbouring sites in THAB zones.
- Effects on traffic and rates
- Adversely effect the historical character of the area
- Have and effect on the natural form of Mt Eden which is sacred to local Iwi
- Can the Council also answer why streets close to transport hubs such as Arney Rd and a large portion of Basset Rd have not been classed as a THAB zone?

Kind regards,

Anne Belich

#6524

Government's new housing rules: What it means for Auckland

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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 Burns

Name of organisation/business: Character Coalition Incorporated

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary Plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Auckland's needs for at least the next thirty years.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary Plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Auckland's needs for at least the next thirty years.

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

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary Plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Auckland's needs for at least the next thirty years.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town

centres that matches the level of commercial activity and 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

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary Plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Auckland’s needs for at least the next thirty years.

5. **What do you think of our proposal to apply the Terrace 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

1. All Special Character Areas in walkable catchments should be a qualifying matter.

2. Making all Special Character Area overlays a qualifying matter will not compromise the development potential of walkable catchments .

3. The Unitary Plan, together with the additional intensification this proposal will enable, provides more than enough residential capacity for Auckland’s needs for at least the next thirty years.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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

All special character areas should be identified as a qualifying matter for the reasons set out in the attachment.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

All special character areas should be identified as a qualifying matter for the reasons set out in the attachment.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

All special character areas should be identified as a qualifying matter for the reasons set out in the attachment.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

1. There is no point enabling intensification in places where the infrastructure to serve it is inadequate or does not exist.

2. Enabling intensification in such areas before infrastructure is provided will result in unacceptable sociological and environmental risks.

3. If and when current infrastructure constraints are removed (particularly connection to costly underground services such as trunk sewage), access should be sequenced in a planned manner, prioritising those areas where intensification is already enabled by current zoning controls, areas where the intensification process is already underway and where overall infrastructure costs can be minimised.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

1. We support the inclusion of all these qualifying matters.

2. Enabling intensification in these areas will result in unacceptable sociological and environmental risks.

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.

AUCKLAND'S SPECIAL CHARACTER AREAS – SUBMISSION ON BEHALF OF THE CHARACTER COALITION

9 May 2022

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1 The Character Coalition

1.1 The Character Coalition Inc. is an umbrella group representing heritage, historical and other Auckland groups who care deeply about their city. It currently has 64 member groups who are listed in the attachment.

1.2 It was established in 2016 out of a sense of frustration that precious buildings and areas were destroyed to make way for what were often inappropriate and unsightly new developments. Its goals are to preserve the character and heritage of Auckland, while at the same time promoting high quality development and design which does not compromise heritage and character values.

1.3 The Coalition took an active part in the process of forming the Auckland Unitary Plan. This was an exhaustive process. We were successful in ensuring that the Unitary Plan retained the Special Character Area (SCA) protection for those parts of Auckland where the existing form, buildings and amenity values give the city its character. We are now concerned that those areas may again be under threat as a result of new Government policies.

1.4 We recognise the need for affordable housing, and support in principle the Unitary Plan aim of intensification to achieve a compact city. We agree that everyone in Aotearoa New Zealand should live in a healthy, safe, secure, and affordable home that meets their needs, within a thriving, inclusive and sustainable community.

1.5 However, we are concerned that this should not be at the expense of what remains of Auckland's heritage and character. Not only would that be devastating for Auckland, but it is also quite unnecessary. These comments are directed at that issue, and at urging the Council to ensure that Auckland's special character remains protected in the face of the Government dictates in the NPS –UD (the NPS) and the RM (Housing) Amendment Act 2021 (the Act) .

2 Historical and Cultural Importance - Residential Areas

2.1 Auckland's historic timber houses are highly valued as a significant part of the city's identity and character. Auckland has one of the best-preserved collections of Victorian and Edwardian timber houses in the world. Their historical importance has been well recognised in successive planning instruments due to their coherence and global rarity.

2.2 The timber houses are a cultural taonga and a present embodiment of the trees that once stood in Auckland and New Zealand's landscape, including kauri, rimu, totara, matai, rewarewa and more. The current wooden hosing stock, together with the landscape component of mature trees, constitutes a carbon sink that contributes to climate change mitigation as compared to their removal and replacement with new materials that generate additional carbon emissions.

2.3 Auckland's special character areas were often developed within a short period of time and therefore represent significant geographical areas of architectural similarity. This means that these larger groupings of housing contribute to distinctive characteristics within each neighbourhood as it has developed. Over time, these areas have been very well preserved, and Auckland is now in the fortunate position of having a significant historical resource which contributes to the character, appeal, and distinctiveness of the City.

2.4 These areas are currently protected in the Auckland Unitary Plan (AUP) as Special Character Areas. Schedule 15 to the plan contains detailed descriptions an analysis of the values 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." (p.1)

2.5 Schedule 15 includes statements as to the importance of these areas in the following categories:

a) Summary of historical, physical and visual qualities

b) Built form, including:

   a. the period of development;

   b. scale of development;

   c. form and relationship to the street;

   d. density/pattern of development;

   e. types; and

   f. Visual coherence.

c) Architectural values, including:

   a. styles; and

   b. materials and construction – built fabric.

d) Urban structure, including:

   a. subdivision;

   b. road pattern;

   c. streetscape; and

   d. vegetation landscape characteristics.

2.6 Each special character area is distinct as it represents a particular period of development and architectural expression, and is supported by distinct patterns of development. For example the Residential Isthmus 2B special character area comprises smaller individual subdivisions, sometimes grouped collectively, largely on those parts of the Isthmus where larger section sizes were available, often with the northern aspect due to undulating topography, and where all expression reflected growing wealth in the city. Larger homes set back from the street with well landscaped and generous front yards and street tree planting created Auckland's expression of the garden suburb. These areas include many of the affluent parts of the city, as well as cottage style state housing of the 1930s and 40s which emulated the design trends of the time. Many of these areas are well preserved and are now some of the most highly valued areas of the City.

2.7 Similarly, the Residential Isthmus A area comprises early development around the city centre, where development occurred across large areas within a short space of time. This led to a uniformity of design – largely villas with consistent setbacks and scale, on small to medium-sized sites. These properties often have narrow front yards, and larger back gardens, with ornamentation to the street.

2.8 While the Residential Isthmus A and Isthmus B areas are protected for similar reasons, they differ in their built form and pattern of development. This is the case with each individual Special Character Area.

2.8. The SCAs with their collections of villas and bungalows and gardens with mature native trees tell the visual story of Auckland's development. They tell us where we have been and give present and future generations a sense of place.

3 Framework

3.1 The NPS directs Auckland Council to intensify all parts of the city which are within a walkable catchment of a Rapid Transit network, except in areas where a qualifying matter applies. The Act directs Council to allow three houses up to three-storeys (11 metres plus 1 metre for roofline) on every residential site, without resource consent and with minimal design standards, again unless a qualifying matter applies. Sites may be further subdivided to allow for additional development above three units on each parent lot.

3.2 We recognise that these dictates place Council in a difficult situation. Central Government has chosen to direct Council how to plan its city, without any prior consultation, and only five years after the Unitary Plan came into effect.

3.3 However, if these dictates are implemented within the SCAs in Auckland, there will be permanent and damaging effects on the City. Now is the time for Council to stand up for Auckland, and not to allow itself to be bullied into submission by a Government that wrongly thinks it knows what is best for Auckland.

3.4 The Unitary Plan came into effect only five years ago. It followed prolonged consultation with the community and cost upwards of $50 million. It represents community consensus on their future form and direction of Auckland.

3.5 Part of that consensus was what areas would be SCAs. The outcome did not please everyone – some thought there should be more, a few thought less. But five years ago the Council, the Unitary Plan Hearings Panel, and the Auckland community accepted all these areas should be protected as SCA's.

3.6 Apart from the Government dictates, what has changed that now means they do not warrant that protection? The answer is nothing. If anything, the strength of the Unitary Plan rules has provided greater scrutiny to development within SCAs and has further strengthened their position as a significant part of Auckland's heritage assets.

4 Threshold for Qualification

4.1 The Government dictates provide for Council to specify what are qualifying matters. They do not set any threshold which a SCA, or anything else for that matter, must pass. This is something which is left entirely to Council's discretion.

4.2 Council decided in July last year that the threshold for a SCA to be a qualifying matter would be that it was of "high quality". It decided that to be of high quality, 75% of properties within an area must score 5 or 6 on a scale which it adopted.

4.3 The NPS and the legislation do not require that a SCA be of high quality, or that it achieve any particular level on a scale, in order to be a qualifying matter. These are Council policy decisions, not a legal requirement.

4.4 We have seen no evidence or analysis that supports only "high quality" SCA's, or only those which score 5 or 6 on a scale, should be qualifying matters. Council could equally have decided that "medium quality" SCA's, or those which score 4, 5 or 6 on the scale, should be qualifying matters.

4.5 Subsequently, last month, Council decided that for SCA's outside a walkable catchment the threshold should be reduced to 66%. While the Coalition supports that, again we have seen no evidence or analysis to support it.

4.6 The only explanation we have seen in support of Council's position is a concern that, if it makes all SCA's a qualifying matter, the Panel that will hear submissions on its proposed plan change after it is notified in August may not uphold its position.

4.7 Council's role is not to second-guess what a Panel might, or might not, do. Council's role is to stand up for Auckland by upholding the provisions of its own Unitary Plan. It can only do this by making all existing SCA's a qualifying matter. Anything less is betraying Auckland, and its own Unitary Plan.

4.8 There is another reason why Council must make all SCA's a qualifying matter at this stage of the process.

4.9 Under the Act, upon notification of the plan change in August the so-called Medium Density Residential Standards (MDRS) will have immediate effect except in areas which Council has made a qualifying matter. So those areas which are presently SCA's, but which Council does not propose as a qualifying matter will immediately lose their Unitary Plan protection.

4.10 The fact that the community in those areas has made strong submissions in support of them, which will at that stage be yet to be heard, will have no effect. Even if the Panel, having heard those submissions, agrees that the area in question should be a SCA, it will be too late. The MDRS will have been implemented, three-storey houses with minimal design standards will have been constructed randomly in those SCAs and their character will have been severely impacted or lost altogether.

4.11 This draconian provision is unprecedented in planning law, and makes a farce of the submission process. People will be having submissions heard about something that has already happened, and is happening around them, while the submission process is still occurring.

4.12 Council has a duty to the people within all SCA's to at least preserve the status quo by including them as a qualifying matter in its proposed plan. They have a legitimate expectation that Council will seek to uphold its Unitary Plan provisions. If a Panel or a Minister subsequently decides to exclude a SCA, that will be the responsibility of the Panel or the Minister, and they will be accountable for it.

4.13 Council should not allow the Panel or the Minister to shirk their responsibility. It is Council that has been elected by the people of Auckland, and Council must do the right thing by them. Neither the Panel not the Minister were elected to represent Auckland's interests. The Council was, and its citizens are entitled to look to it to do that now.

5 Implications of Losing Auckland Special Character Areas

5.1 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 in SCAs, 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.

5.2 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.

5.3 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.

6 Intensification

6.1 The Coalition realise that Council does not need persuading that the Unitary Plan already provides enough residential capacity to cater for Auckland's needs in the short, medium and long term. This is a point that Council made strongly, and well, in its submission to Government on the Bill (now the Act) last year. Unfortunately, though it could not counter it, the Government chose to ignore it.

6.2 But in summary, we emphasise that there is no need to destroy Auckland's SCA's to provide more housing. As the Council's capacity analysis carried out last year shows, the Unitary Plan already provides for sufficient capacity for at least 30 years housing development. Those figures show there is enough existing development capacity under the Unitary Plan for up to 900,000 more dwellings in Auckland now, with up to 100,000 within the CBD.

6.3 The SCAs cover only 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.

6.4 It is noted that there is already potential outside of SCAs close to the CBD for development to occur, in areas such as Westmere, parts of Herne Bay, Newmarket, Mt Eden and Grey Lynn. That these areas haven't undergone extensive redevelopment like areas such as Avondale and Onehunga speaks more to the economics of land development than it does to the existing framework of planning provisions.

6.5 Further, the Single House Zone, which underlies the SCAs, allows for the use of an existing home in two units, and also for minor dwellings. Sites are generally not extensively used in this manner in the central suburbs. This is because the scale of preservation and high amenity has led to a premium on land values and these areas are now highly desirable for higher income individuals. This is a significant change for some SCAs which were once the workers cottages of the early 1900's.

6.6 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% of these are for high-density homes, in appropriate locations which are identified in the AUP. Simply driving along streets such as Dominion Road, Sandringham Road, Great North Road and New North Road shows that the Unitary Plan is working.

6.7 Intensification is happening now as envisaged by the Unitary Plan – in locations which are properly service by infrastructure and well served by public transport. In contrast, the development enabled by these proposals will occur randomly throughout residential Auckland, even if there is no, or inadequate, infrastructure to serve it.

6.8 Council may be powerless to prevent that happening throughout most of Auckland, but it can and should, prevent it from happening in our SCAs.

Zoning

6.9 The proposal shows a new zoning of "Two-Storey Single Dwelling Residential" zone, which will replace the Single House Zone as the underlying zone for most SCAs. It is important that this zone has appropriate standards (including subdivision standards) that ensure the continued protection and enhancement of SCAs. The standards of the Single House Zone of the AUP may be appropriate to adopt as these were relatively recently agreed through the AUP process. Alternatively, SCA development standards could apply, without the overarching requirement for a resource consent for any new building. This would lead to consistency in setback, building scale, and relationship between built form and open space.

7 Affordable Housing

7.1 We recognise the need for affordable housing, and support the Unitary Plan aim of intensification to achieve a compact city. However, this intensification must be in appropriate places, and that is where the Unitary Plan already provides for it. When we examine the proposed changes to SCAs in the context of the cyclical nature of property demand and the long-term growth and decline of cities, the preservation of heritage and character in the few areas which are SCAs should be our highest priority.

7.2 Council should not allow a short-term housing crisis, which has been caused by other factors than SCA's, to trump character and heritage when ample land for housing supply can be found in other areas of the City which are still within good proximity to the CBD, and when significant intensification is already happening in the CBD and central isthmus areas.

7.3 We have seen the suggested feedback from the Coalition for More Homes, which seems to be the main opponent of retaining SCAs. That group say they want Council to:

> *"Apply Mixed Use Zoning and Remove Special Character Areas in Walkable Catchments, to enable the growth of centres & more local living. Retain and improve listed Heritage protections and high quality, continues* [sic] *SCAs outside of Walkable Catchments."*

7.4 They contend that:

7.5 "Special *Character Overlays in central suburbs –the areas with the greatest access to transport and existing amenities –are significantly limiting sustainable housing development."*

7.6 This appears to be the main, indeed the only, argument put forward by those who wish to destroy our parts of Auckland SCAs. It is well encapsulated in a recent email received from one such proponent, who says:

> *"For my friends and siblings in the 25-35 cohort, the kiwi home-ownership dream is almost dead, and tearing down villas to make room for our growing population sounds great."*

7.7 But the statement from the Coalition for More Homes is quite wrong, and that assumption that destroying our SCAs will lead to more affordable homes is misguided.

7.8 The Character Coalition has seen no evidence that intensification in SCA's will provide affordable homes. Council has none, and neither does Government. In fact, what happens is that an uplift in value occurs with the rezoning, and sites are redeveloped with similar sized homes. These homes are often approximately the same value as, or even more expensive than, the original dwelling. Additionally, where development potential is increased, individual owners extend their homes, further increasing property values. The Coalition has evidence of home renovation projects already going on hold while owners wait for new planning provisions so they can build larger homes than previously allowed.

7.9 Not only that, but as far as we are aware, neither Council nor Government has carried out any research or analysis to show (or try to show) that the extensive intensification which has been, and is being ,carried out in Auckland in the five years since the Unitary Plan came into effect has provided affordable housing.[1]

7.10 We cannot understand what makes the Government believe developers will build affordable homes in the likes of St Mary's Bay, Parnell, Remuera and Northcote Point. Even if they wanted to (which they won't) they couldn't, because of the land values. Instead, the character of these neighbourhoods will be ruined without providing a single affordable home.

7.11 Part of the history of SCA's is that many were often formed in modest areas and some houses in them have been divided into flats. These are of various shapes and sizes, and in various stages of renovation, but they provide a greater degree of housing choice than in some of the more recently developed areas of the City. As these areas have risen in value due to their high degree of amenity and desirability, there is more pressure on these dwellings to be extended into larger family homes.

7.12 In the absence of any evidence, or analysis of data from existing intensification, the case for the proposed intensification is completely unproven. It is founded on a house of cards. We can't respond to these claims in any detail, because there isn't any case.

7.13 Unless Council protects our SCA's now, villas, bungalows and cottages will be torn down, not to create affordable housing, but rather to create profits for developers and substantial housing for the wealthy. This is the very antithesis of what Auckland needs.

8 Analysis of Council Assessment

Methodology

8.1 The Coalition appreciates that it has been a large undertaking to collect data for individual sites, to assess that data and make draft recommendations. Our comments that follow are not meant as a criticism of the Council staff who carried out this work, which was made more difficult by the unrealistic timeframes set by Government, and by Government's unreasonable failure to make any allowance for the pressures placed on Auckland, and the Council, and by Covid restrictions.

8.2 However, we do have some issues with the data scoring methodology which include:

(a) The criteria used, because they exclude some values which contribute to special character;

(b) The data collected, because there appear to be anomalies with some scores, and there is no evaluation of rear sites;

[1] We also note that Auckland is now in population decline (Stats NZ 2021) and dispersed employment that has arisen post-covid reduces the relevance of concentrating as many people in city centric areas.

(c) The methodologies used, because the scores applied to properties do not recognise the differences between "neutral" and "detracting" assessments, some properties described as "character contributing" are excluded from the final percentage calculations, and the IPA/integrity score (particularly the -1 score) is applied to some records and not others which means that it skews the overall result.

8.3 With respect to the methodologies, there is a range of alternatives that all can be usefully modelled, alone and in combination, in particular:

a) including 4s which are "character contributing," and/or

b) scoring "neutral" attributes "1/2" rather than "0," recognising that they can make a contribution to the overall character of an area, and/or

c) reviewing the values applied to IPA/integrity assessments and how they might be combined with the architectural style score.

Alternative Modelling

8.4 Modelling of these alternatives would be straightforward and could be done quickly with existing data at little expense for both the areas already modelled and alternative sub-areas.

8.5 We have done some provisional modelling with data provided by Council, and this changed scores by up to 15% in the SCAs modelled and resulted in them meeting the 66% and 75% thresholds.

8.6 The Coalition understands the main SCA's that do not meet the threshold Council has set, using the methodology it has applied, are;

a) Birkenhead

b) Northcote Point

c) St Mary's Bay

d) Remuera

e) Parnell

f) South Epsom

8.7 In addition, there are parts of other SCA's, including Freemans Bay and Herne Bay, which are affected as well.

8.8 **We urge Council to carry out alternative modelling now of at least these areas. Council owes that to the r**esidents of those areas who are relying on it to uphold the Unitary Plan provisions to protect the character of their areas and their quality of life.

8.9 There are a number of other ways in which the methodology adopted by Council should be improved as well.

Heritage New Zealand / Pouhere Taonga Sites

8.10 Areas that contain Heritage NZ listed buildings, automatically protected pre-1900 protected sites, or scheduled trees, should require a lower threshold for assessment to support retention of historical forms. In addition, these sites should receive additional "points" to contribute to the value of the overall SCA.

Visibility

8.11 Where a site is not visible from the street due to fencing or vegetation, particularly from Google Street View, an in-person assessment on site is required. This is because features like vegetation are temporary, but the condition and character of a building may contribute to the wider SCA. Where a site was not visible it did not score any points and so detracts from the overall score.

Rear Sites

8.12 Rear contributing sites have not been taken into account, but where these are adjacent to other SCA sites they may support the SCA. These should not be excluded altogether but should contribute in some way to the overall score, perhaps as bonus points.

Separate Street Assessments

8.13 Each street should be assessed for its value separately, and where there are gaps between streets that qualify, these areas could revert to SHZ as a qualifying matter, so as not to prevent intensification, but also to protect the scale of the SCA. If one side of the street qualifies highly, consideration should be given to use a lower threshold to preserve the overall character of the street. This flexibility would allow special character streets to be preserved, while allowing new development of a compatible scale within those neighbourhoods, but where not highly visible from the SCA.

Aggregation

8.14 At present 75% or 66% of sites need to be strongly supporting depending on whether they are in or out of a walkable catchment. If the points for a whole area were aggregated and averaged, that may change the balance of areas. Areas with fewer lower contributing sites, but a lot of averagely contributing sites, may be more worthy of protection than areas with a greater diversity of scores.

Landscape/Landforms/Topography/Cultural concerns

8.15 The SCAs in the Unitary Plan are not limited to matters related solely to the individual buildings within the zones, nor just their individual qualities as buildings. Rather, as well as the seeking to preserve buildings themselves, the inclusion of residential SCA's seeks to recognise and retain historic patterns of land use and development, and built responses to these which occurred within a reasonably well-defined time frame, at the end of which each area could be seen to have been substantially developed with housing, in streets that were fully formed and in which much of the early planting had matured.

8.16 This is recognised in the Schedule 15 which says that, in addition to built form, the attributes that contribute to the character of each area include:

a) Historical context and

b) Physical and visual qualities

c) Urban structure

d) Subdivision

e) Road pattern

f) Streetscape

g) Vegetation and landscape characteristics

8.17 It is the recognition of these identified historic forms and patterns which has resulted in the inclusion of those areas as SCAs in the Unitary Plan, and these are required to be protected. This means protection of not just the buildings themselves, but also the historic forms and patterns of subdivision, historic forms and patterns of buildings and historic forms and patterns of streetscape, and landscape characteristics.

8.18 Unfortunately, the criteria used by Council in its methodology do not recognise this, and there are a number of landscape characteristics which ought to be included in the scoring system and are not. Landscape qualities, particularly of the "garden suburbs", are referred to many times in Schedule 15 of the Unitary Plan but are not included at all in the assessment criteria.

8.19 Separate assessment criteria should have been developed for each type of Special Character Area, particularly Residential Isthmus B, which relies strongly on landscape elements such as mature trees, including street trees, stone walls, complimentary fencing, paths and well landscaped front lawns that add to the garden suburb feel of these areas. Adding a landscape criterion for the Residential Isthmus B Areas, as well as the North Shore – Birkenhead Areas would alter the results significantly.

8.20 There are other features as well which should be taken into account in assessing the value of a SCA. These include:

a) The underlying landform and geology, particularly where a SCA, or part of one, is on a volcanic field, with associated lava caves, flows and artesian recharge and drainage.

b) The cultural significance of the landscape and landform, in particular, its relationship with Maunga, and views to and from Maunga, which will be compromised if higher density development is allowed in SCA's in the vicinity of Maunga.

c) The presence of stands of native trees, such as puriri, cabbage trees, karaka, pohutakawa and kohekohe which often relate back to the Maunga.

d) The relationship of a SCA with Special Ecological Areas.

8.21 The presence of a SCA contributes to landscape protection in many areas, especially where there are valleys with bush and streams with significant landscape on privately owned properties, such as Le Roys Bush in Northcote/Birkenhead and parts of Remuera, Parnell, Newmarket and Meadowbank.

8.22 Taking into account all these matters, rather than just the built form, will give a more comprehensive assessment of the character of any area, and result in the conclusion that the areas Council proposes be excluded are in fact of such quality that they should be included, and continue to be protected, as qualifying matters.

8.23 Finally, we attach as Appendix 2 the report that we obtained from Mr Jeremy Salmond which has already been provided to Council. This supports our position that, if these wider matters are taken into account, all the SCA's should be retained.

9 Conclusion

9.1 The Character Coalition would like to further engage with Auckland Council and related agencies on this issue. We have heritage architects, planners, and other professionals available to assist the Council.

This is a watershed moment in Auckland's history. Council must stand up for Auckland now and make all our SCA's a qualifying matter. Future generations will thank you for it. They will not thank you for allowing their destruction.

#6533

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: Daniella Holschier

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

I support this. The city centre and businesses located within it requires some revitalisation. Locating a greater number of people within walking distance will assist.

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 support this, but also support increasing it to 1-1.2km. It is important to locate a greater number of people within close walking distance to goods and services. Increasing to 1-1.2km is still close walking distance. However, I only support it to the extent that it does not affect or degrade determined special character areas. These needs to be protected and retained, irrespective of their distance to metro areas.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Other

Tell us why

I do support this, on the provision that it is not at the expense of special character areas. Special character is important, and a defining feature of Auckland. Heritage and special character needs to be retained, and increased density around rapid transport stops should not be at the expense of special character and heritage.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

Provided it is not at the expense of special character areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

I don’t support this. Sufficient density is otherwise provided, without THAB zoning.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it 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. Special character and heritage is a defining feature of Auckland, and it sets it aside from other cities in New Zealand. Removing areas of special character compromises the special historic value, and stories that some Auckland streets and suburbs tell.

Eliminating special character in favour of high density, poor quality apartments/terracing or general greater density would be hugely disappointing. The heritage can never be replaced and 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

I do support the special character areas to be retained, but also urge that more is preserved - notably those areas which are determined to hold high special character value, within future rapid transport corridors.

8. **What do you think of the proposed business special character areas that we have identified?** Support

Tell us why

I support this. It is just as important as residential special character.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

There is no point providing for greater density, should infrastructure not be able to cater to it, now or in the foreseeable future. Retaining some areas of lower density will help provide some balance.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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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#6534

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Stuart Brooke

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Support

Tell us why

7. **What do you think of the proposed residential special character areas that we have identified?** Support

Tell us why

8. **What do you think of the proposed business special character areas that we have identified?** I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

Beachlands: I consider that the lack of a reticulated water supply is a significant infrastructure constraint to intensification and should be applied as a qualifying matter to all of Beachlands.

Currently, all residential properties in Beachlands rely on roof collection for water supply and my understanding is that a reticulated supply might be 15 years away.

I don’t believe that a 3-level residential building is an appropriate building typology for a non-retuculated area as it will typically not have an adequate roof area to meet the water demand for the building occupants (roof area to floor area). This will result in significant reliance on water deliveries to top up tanks

In dry summers, there is typically a 3 week delay to receive water deliveries to Beachlands due to the significant distance from the nearest collection point (East Tāmaki) which is a desirous health and safety issue. Allowing 3-storey intensification will likely push demand for water deliveries to unsustainable levels, resulting in chronic water supply issues for the township.

If maintaining the current Single House zone standards can’t be avoided, then a maximum two storey height limit should be applied to maintain an adequate roof area to floor area ratio.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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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#6541

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Frank Grgec

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

My understanding is that under the existing Unitary Plan there is already enough provision for growth within a walkable catchment closer than this.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be closer

Tell us why

My understanding is that under the existing Unitary Plan there is already enough provision for intensification closer to metropolitan centres along main roads without having to encroach into quiet side streets - especially in Character 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

My understanding is that under the existing Unitary Plan there is already enough provision for intensification closer to rapid transit centres along main roads without having to encroach into quiet side streets - especially in 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.

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

Sounds arbitrary to me. Different areas have different characteristics. We should be preserving Character areas.

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Other

Tell us why

Sounds arbitrary to me. Different areas have different characteristics. We should be preserving Character areas.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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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

I support the Character Coalition Incorporated's submission on this issue.

There is enough provision within the current AUP for additional housing without the need to destroy the character of entire neighbourhoods by injecting the modern equivalent of 'sausage flats'.

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 think the entire area surrounding Eden Park should be identified as a qualifying matter.

There are many beautiful, highly renovated and well maintained groups of Villas in this area - which tell the story of early Auckland. It would be tragic to plonk a bunch of modern town houses into the midst of them.

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

Because it's common sense.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

I think there are areas on the fringe of the City Centre that should be considered as qualifying matters e.g. The streets surrounding Eden Park.

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#6544

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Gemma Tolich Allen

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

The Central city accommodates high rise development, provides transport links to outlying areas and minimisies further environmental degradation.

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

Low to medium density within these walkable catchments provides a more livable mix of housing and lifestyle options, retaining green spaces within residential zones (i.e. gardens and trees), This is particularly relevant in the older and character filled areas of Auckland which could be re-developed in a more sensitive way, using sound urban design principles to create a mix of residential styles. This would also prevent the formation of ghetto - type neighborhoods of high density low amenity which have low rates of owner occupation.

It would also reduce storm-water runoff in older areas of the city which are still reliant on combined storm water sewage systems and flood regularly at the current building densities.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

As above; intensification in areas that lack the infrastructure to accommodate it in an environmentally sustainable way, and also lead to further environmental degradation which has not been factored into any meaningful or scientifically based discussions on Auckland urban intensification that I have seen to date.

These include serious loss of trees, hedges, grass lawns, shrubs, flowers with the concomitant reduction in carbon uptake, species diversity on all levels - fungi, soil bacteria, insects (including bees), nematodes, all detritovores, flowering plants, trees for shade and water retention s well as carbon uptake, native birds dependent on trees for food, shelter , nesting - in sum total the complete loss of a functioning urban ecosystem which is replicated in thousands upon thousands of existing urban sites within the city - with this destruction ironically promoted by the Green party.

There needs to be a scientifically based calculation as to what this loss represents in terms of species diversity long term, as well as the effect of increasing fresh water volumes to the Manukau Harbour from sewage and storm-water overflows. The Central Interceptor will not be completed for more than 10 years, and also will only reduce storm-water overflows in places like Cox's Creek and inner city Auckland by 80% - the remaining 20% to continue to spill out into the Waitemata Harbour as storm water overflows rendering inner city beaches unusable for much of the year.

Manukau Wastewater Treatment Plant already experiences around 20 - 22 high flow events each year, with the current population and paved surfaces.

During high flow events at the MWWTP, the volume of flow exceeds the ability of the Plant to fully treat all flow and partially treated human waste is discharged to the Manukau Harbour contravening the Wastewater 2000 aspirations that the Manukau Harbour would no longer be used to "treat" waste.

Under these circumstances this will continue to occur and it will be required to do so more often, for larger volumes. How does that meet our Treaty obligations as a City? This harbour currently has an environmental rating from Auckland Council of " E" and Auckland Council continues to collude with Watercare so that this situation continues unabated.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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

For the same reasons as above - there is not sufficient infrastructure to support this level of growth - schools, hospital care per catchment, drinking water, wastewater disposal retention of green space on both a private and public level to support wellbeing.

Most likely these intensified areas will from past experience be poorly designed, owned by landlords for rental supply , and place strain on already inadequate public 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?** Support

Tell us why

Reduces the spread of high intensity living and loss of existing residential 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.

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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

They are part of our historical past and development as a city - they represent a sense of place and they help identify the unique aspects of our city and unique culture in relation to other cities both in NZ and in other parts of the world which have in large part retained their cultural identity. Retaining a sense of the past and our cultural identity is an important part of belonging and that is universally protected, acknowledged, and valued in most mature urban landscapes.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

They are part of our historical past and development as a city - they represent a sense of place and they help identify the unique aspects of our city and unique culture in relation to other cities both in NZ and in other parts of the world which have in large part retained their cultural identity. Retaining a sense of the past and our cultural identity is an important part of belonging and that is universally protected, acknowledged, and valued in most mature urban landscapes.

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

Our existing wastewater infrastructure in this city is already grossly inadequate as witnessed by the deteriorating water quality of both harbours, and the number of beaches that are un-swimable after even low rainfall events. Further there are dry weather waste water leakages in the Parnell Remuera catchment that have remained un-fixed for decades.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

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- Stockade Hill Viewshaft
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- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Support protection for all of the above particularly view shafts and character building protection.

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#6547

Government's new housing rules: What it means for Auckland

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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 Hughes

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

I feel that we already have enough available land for intensification around railway stations and close to the edge of 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

My thoughts are that there is already enough scope for intensification around the Metropolitan areas along the main roads without having to encroach into side roads where there is often character and heritage areas in our city.

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

My thoughts are that there is already enough scope for intensification around the rapid transit centres along the main roads without having to encroach into side roads where there is often character and heritage areas in our city.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and 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 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

I think 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.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

I am in support of the Character Coalition Incorporated statement submitted on 2nd May 2022.

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

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. The Unitary Plan currently protects these areas. The Special Character Areas only covers 3.6% of land zoned residential in the Unitary Plan. This leaves plenty of other land available for intensification where the Unitary Plan has determined are appropriate for development.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this

as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

The current Unitary Plan allows for Auckland's development of short, medium and long term housing.

Infrastructure needs to be recognised as Qualifying Matters. The government plans to allow three homes up to three storeys high to be built without resource consent. This will interfere with planned infrastructure upgrades.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown 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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#6553

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Jono Willis

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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 the 1200 metres is arbitrary and could lead to poor town planning outcomes. I think there needs to be some flexibility in the rule and consideration given to the particular Neighbourhood. A particular example at Francis Ryan Close in Mt Albert shows this. it is more than a ten minute walk to the train station, it is right in the middle of single dwelling area and allowing six story apartments on this street would have a massive impact on the properties surrounding including privacy and sunlight. Also, it appears the rule is not consistently applied, the densification on Francis Ryan is surrounded on all sides by single dwelling - even though the properties to the north/west of the designated area are closer to the train station and town centre they are not zoned for six stories a. This inconsistent application of the rules create unfair outcomes for the community and ruins a beautiful suburb with multiple heritage houses impacted.

2. **What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

I think the 800 metres is arbitrary and could lead to poor town planning outcomes. I think there needs to be some flexibility in the rule and consideration given to the particular Neighbourhood. A particular example at Francis Ryan Close in Mt Albert shows this. it is more than a ten minute walk to the train station, it is right in the middle of single dwelling area and allowing six story apartments on this street would have a massive impact on the properties surrounding including privacy and sunlight. Also, it appears the rule is not consistently applied, the densification on Francis Ryan is surrounded on all sides by single dwelling - even though the properties to the north/west of the designated area are closer to the train station and town centre they are not zoned for six stories a. This inconsistent application of the rules create unfair outcomes for the community and ruins a beautiful suburb with multiple heritage houses impacted.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

I think the 800 metres is arbitrary and could lead to poor town planning outcomes. I think there needs to be some flexibility in the rule and consideration given to the particular Neighbourhood. A particular example at Francis Ryan Close in Mt Albert shows this. it is more than a ten minute walk to the train station, it is right in the middle of single dwelling area and allowing six story apartments on this street would have a massive impact on the properties surrounding including privacy and sunlight. Also, it appears the rule is not consistently applied, the densification on Francis Ryan is surrounded on all sides by single dwelling - even though the properties to the north/west of the designated area are closer to the train station and town centre they are not

zoned for six stories a. This inconsistent application of the rules create unfair outcomes for the community and ruins a beautiful suburb with multiple heritage houses impacted.

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

5. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

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Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. **What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support – I think all existing special character areas should be a qualifying matter

Tell us why

A particular example at Francis Ryan Close is an exmaple of the pickign and chosing leading to a major mistake.

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)**

In general I support the move for more densification. However, I think the zoning of Francis Ryan Close in Mt Albert for six stories is a major mistake and should be reviewed. it is more than a ten minute walk to the train station, it is right in the middle of single dwelling area and allowing six story apartments on this street would have a massive impact on the properties surrounding including privacy and sunlight. Also, it appears the rule is not consistently applied, the densification on Francis Ryan is surrounded on all sides by single dwelling - even though the properties to the north/west of the designated area are closer to the train station and town centre

they are not zoned for six stories a. This inconsistent application of the rules create unfair outcomes for the community and ruins a beautiful suburb with multiple heritage houses impacted.

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#6575

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Tayla Brady

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and 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

We must protect our cultural and historical heritage of our city. All special character areas must be retained. Alot of the housing that is deemed special character has been built from native timber such as kauri or rimu. This is a rarity within the world and tapu. We should be protecting this as tikanga. We should not look back as a society in 50 years and wonder why we tore down our heritage, we should actively protect this. New housing often is poorly done and ends up creating slums as there a few design standards or planning rules and regulations now.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

All special character 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

We should be protecting not only housing but special character in business zones also.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. **What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?** Support

Tell us why

We should be focusing on new infrastructure not upgrading old infrastructure which is both costly and ineffective.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across

areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

We should also add Volanic viewshafts to this.

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#6576

Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Callum Kayes

Name of organisation/business:

Your local board: Albert-Eden

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

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- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. **What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

The city is already intensified, and unfortunately it is intensified poorly. The city centre cannot handle more poorly constructed apartments, and the areas that this radius would hit are constrained enough with traffic congestion. What the city needs is better public transport that reaches parts of auckland that are further from 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

These areas are typically commercial areas where local villages conduct trade. To intensify these areas would put constraints on these areas such as lack of car parking. Knowing Auckland Council, they will approve botched designs for apartments with no car parks, and people will put their cars on the road congesting these metropolitan areas even more congested.

3. **What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. **What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

THAB zoning should be restricted to main corridors only. The effect that THAB zoning has due to the height, size and scale of the projects is extremely detrimental to the neighbouring houses. Someone should not be able to build a five storey complex next to a one storey house, it is criminal.

5. **What do you think of our proposal to apply the Terrace 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

THAB zones are already a plenty. Better and smarter designs are the solution to the problem, not intensifying more of Auckland.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to 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

Auckland has a rich history of some of our first settlers to this country - both Maori and English. A lot of our city pays tribute to this be it the name of Suburb or the type of housing within the suburb. To take away Auckland's rich history would be like Melbourne and Sydney taking away their similar suburbs. The villa suburbs of Mt Eden / Sandringham / Kingsland / Eden Terrace / Parnell / Ponsonby / Grey Lynn hold a rich history of the first subdivisions within the city undertaken by farmers - similar to what is happening today in Westgate and Drury. These villas are also architectural marvels - 110+ year old buildings still standing today originally built for port workers now housing families centuries apart. These houses are also made out of native timbers of Kauri and Rimu that are resistant to rot, something that is hardly seen around the world and to get rid of this would be like getting rid of NZ's history.

7. **What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are more areas that should be identified as a qualifying matter

Tell us why

Every suburb in Auckland that is predominantly Villas / Bungalows needs to be protected. These houses were built by settlers and have been built from native timbers more than a century ago. To tear these down would be worse than cutting the tree down in the first place. We should be focused on improving our public transport network and preserving our history, not intensifying areas with cheap built developments that will only congest roads more and turn in to slums from a result of poor design standards - or lack thereof.

8. **What do you think of the proposed business special character areas that we have identified?** Do not support – I think more areas or parts of areas should be identified as a qualifying matter

Tell us why

The facades of these buildings need to be preserved. They show the cultural heritage of our city and we need to work with what is there as what will happen now will detrimentally affect our future in 50 years as a result of poorly thought out policy.

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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

Auckland needs to be focused on introducing new infrastructure to new suburbs, not spending time and money and disrupting existing neighbourhoods by attempting to upgrade existing infrastructure.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. **Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)**

Volcanic view shafts should be included as a qualifying matter. Our volcanoes are a part of our city and they should be visible from as many places as possible to allow them to be visible and for the city to be visible from them. These are wāhi tapu for Auckland, with many of these volcanic areas being places of spiritual significance for Maori people.

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.