



Date:

Monday, 30 May 2022

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

Kaipātiki Local Board

**WRITTEN FEEDBACK Vol. 4
(6736 - 7842)**

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Your details

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

Name: Alan Dufty

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

If people can walk to work then less congestion and cars on the road. However if over a kilometer from the edge of the city center that will increase intensification in areas like Herne Bay, Ponsonby, Freemans Bay, Parnell, etc where there are a lot of historic homes as they were built in or near the old town centers.

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

Tell us why

If people can walk to work then less congestion and cars on the road. Nice to be able to walk to work and not get stuck in traffic or pay for parking.

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

Tell us why

Easier for people to get to and from their destinations via public transport. Parking is always packed around a station.

Intensification around town and local centres

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

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

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

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

Tell us why

A good way to increase housing closer to amenities, as long as the infrastructure can support the growth. Areas in which are close to a transport hub, shops and small business/commercial areas etc seems logical for intensification.

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

Tell us why

Coastal slopes in Birkenhead Point - Palmerston Road and Mariposa Crescent have been zoned for 6 storey Terrace House and Apartment buildings as fall within the 400 metres. This doesn't make sense as will block out views, sun, privacy of existing historic homes that have been there for over 100 years. How will the current infrastructure support this? There is already hardly any parking in this town centre already (and will be the same for others just like it across Auckland).

Qualifying matters

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

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

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

Special Character Areas

'Special character areas' are older parts of the 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 like Herne Bay, Northcote Point, Birkenhead Point etc do not have the infrastructure to cope with intensification. Parking is already terrible, traffic is out of control, wastewater will be a problem etc. Intensification will make this worse in these areas. They are not beside any transport hub, so it doesn't make any sense to intensify these areas which only account for a minuscule amount of housing under this proposal. Its not smart to lift the heritage protection in these areas. These small pockets of Auckland make up the history of the city and once they are gone, its lost forever. The historic areas such as Devonport, Northcote Point, Birkenhead Point are character areas that need protecting. People that live in these areas have been renovating houses, spending hundreds of thousands to comply with council rules to keep the heritage of their homes, only to have it all lifted? Plus any townhouses or apartments in these areas aren't going to contribute to the first home buyer problems. These areas for Developers will be expensive and so will the finished product. I support you 100% in trying to identify special character areas for some semblance of protection but the areas you are currently proposing are way too small and will enable widespread destruction of our historic communities. It does not make any sense as to why these areas are even being targeted when only 3.6% of homes in Auckland had heritage overlay in the first place. Preserving half a dozen streets in a special character neighbourhood is not enough.

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

Tell us why

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

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

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

The loss of trees/canopy with intensification is important.

The special character zone in Northcote Point should be increased to cover more of the suburb to prevent special character houses being surrounded by terrace housing, thus affecting the character of the whole neighborhood. The suburb needs to retain special character as a whole, as individual houses alone do not create the Historic character of the area. The zoning changes in Northcote Point and Birkenhead point is significantly more drastic when compared to the other "special character suburbs" in Auckland. I strongly believe that all heritage areas across Auckland should have been assessed with field trips and site visits. Northcote Point and Birkenhead Point were assessed via a desktop survey, i.e. Google Street View - a perfunctory method. New Zealanders deserve better. Yes we need intensification but not at the expense of our history and the NZ way of life. Only a handful of streets have been "surveyed" and determined to be special character areas when it's clear to anyone who actually walks around and takes a look, that special character is more widespread.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

These solutions are just going to create further problems down the line. If the infrastructure is not planned then this quick fix is only going to create a domino affect of bigger problems further down

the track. Create transport hubs, with planned waste and storm water, parking, and easy motorway access in areas slightly further out. Then build up and intensify.

The historic areas in Auckland, as a general rule, already do not have adequate infrastructure, e.g. Herne Bay, Northcote Point and Birkenhead Point. Every time it rains, wastewater gets into the sea - Herne Bay and St Mary's Bay are prime examples. Traffic queues are out of control, particularly in peak hours and bottleneck in Northcote Point, Birkenhead Point and Devonport. Parking has been removed to make way for bike lanes and to encourage people to not use cars - a great idea but where will everyone actually park?

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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Name: Jack Young

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

2km is an easy walk as a commute

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

Tell us why

Should be 1.5kms, which is an easy walk

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

Tell us why

Intensification around town and local centres

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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

more like 1km is reasonable

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

400m is more reasonable

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

Tell us why

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

Tell us why

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

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Name of organisation/business:

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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

I support the intensification within 800 metres of the city centre. This balances intensification with also the protecting some of our most character city fringe neighbourhoods of Parnell and Ponsonby that are popular attractions to residents and visitors alike and make Auckland the city that we love to live in.

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

Tell us why

I support this proposal because there is sufficient infrastructure and transport links in the proposed areas. This is preferable to ongoing urban sprawl into our rural and natural areas on the city outskirts turning us into a city like Los Angeles dependent on cars with hours of commuting, and terrible traffic.

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

Tell us why

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

Tell us why

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

Tell us why

Northcote Point is one of a few historic areas of Auckland. It was one of the first landing points on the North Shore and has enough history to warrant its own heritage walk. Residents of Northcote Point are proud of its history, working hard to protect it whether that be keeping the original concrete roads, or carefully renovating their houses within the special character of the neighbourhood. Aucklanders are attracted to Northcote Point as a destination for leisure activities such as restaurants and movies due to the special environment. By losing the character of suburbs like this and Birkenhead Point we risk losing Auckland's personality and history. Like Sausalito is to San Francisco it is important to have destinations like Devonport, Northcote Point and Birkenhead Point for Auckland residents and visitors alike to be attracted to living in and visiting this beautiful city. The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan

In addition, the assessment focuses on individual properties and fails to consider the area as a whole. It is also worth taking into account the recent rejuvenation trends of residents renovating or building properties to enhance rather than detract from the special character. This is particularly apparent in the past 3 years on Clarence Road as well as current renovations of character houses or villas being moved into the area and renovated on Queen st and Richmond road which is a trend that will see the neighborhood's special character increase and improve. This is only being done because this is an attractive neighbourhood to live in that people want to invest to do something special due to the heritage, community, protected notable trees, and parks. This is also what makes it a neighbourhood to visits for leisure activities for those that don't live in Northcote Point. There is also no evidence or explanation as to how Auckland Council determined the requirement of 66% to achieve a '5 or 6' score in order for an area to qualify as Special Character. It is recommended to have a more flexible approach to allow for different pathways for protection. For instance a greater number (eg. 80%)of properties scoring a '3' vs a smaller number (eg. 60%) of properties scoring a '5' might still achieve the same status. The assessment of boundaries has also produced illogical outcomes which has failed to consider the

character of the neighbourhood as a whole and has caused distortions in areas that would have otherwise scored 66% or above.

If Auckland Council proceed with the proposal in this form, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future. It will not longer be an attractive suburb to invest in protecting the remaining character houses. In addition there are concerns over the use of 'Google Street View' in order to conduct the survey of Northcote Point, particularly in light of the effect of these decisions. There are clearly discrepancies, and inconsistencies. This use of Google Street view for this level of decision is unacceptable. The footage is limited and may be out of date. It doesn't do justice compared to an in-person assessment. In order to proceed with any change to the special character status of this suburb an in-person assessment (by suitably qualified heritage staff) must be conducted. Finally, the small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed. Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Strongly support this to avoid bush, streams, wetland and beach getting even more sewage overflows and stormwater floods.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I support classifying all the existing significant ecological areas as qualifying matters. Auckland's significant ecological areas are precious and make this city one of the 'most livable' places in the world. We need to balance development density with living in a sustainable city by protecting our natural environment. In particular I would like to see a buffer around Le Roys Bush and Little Shoal walkways in Northcote Point and Birkenhead so that the view of factories, houses and other structures is minimized. Today when you step into Le Roys bush you escape the city into one of the densest and most beautiful pieces of bush in Auckland and there are parts where you truly escape any view of buildings and are fully immersed in nature, and yet it is only 15min from the city centre. A true wonder to protect and for our children to grow up and appreciate nature. In addition by designating the old coastal cliffs around the wetland as 'Coastal Erosion' qualifying matters when rising sea levels come to the wetlands.

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

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Your details

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

Name: Ursula Adelhelm

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

- The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan. - There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a “5 or 6” in order for an area to qualify as Special Character. ▪ A more flexible approach is warranted which would allow multiple pathways to protection, e.g.; • 60% of dwellings score “5” or above, or • 70% of dwellings score “4” or above, or • 80% of dwellings score “3” or above. - Arbitrary assessment ‘boundaries’ producing illogical and/or irrational outcomes. ▪ It fails to consider the character of the area as a whole, and ▪ It has caused distortions in areas which are otherwise able to achieve 66%. ▪ Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future.

- There are significant concerns over the use of ‘Google Street View’ in order to conduct the survey of Northcote Point, particularly in light of the consequences of these decisions. ▪ Discrepancies, inconsistencies and limitations have been noted.

▪ Assessment via Google Street view is unacceptable. An in-person assessment (by suitably qualified heritage staff) must be conducted. - Alternative Options ▪ In essence Auckland Council has proposed an ‘all or nothing’ solution, the compromises and constraints of which, risk undermining the very qualities they seek to preserve. The solution needs to be more nuanced, particularly in managing the ‘buffer zone’ around key areas of Built Heritage. - Cost vs Benefit. Is it appropriate? ▪ The relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed. ▪ Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council.

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

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

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

o Coastal Erosion. Extends around the coast line and predicts future coastal erosion. Development within this overlay is limited to Single House.

o NotableTreeOverlay. This identifies and protects scheduled notable trees across Northcote Point.

o Significant Ecological Areas Overlay. This provides protection of the bush and wetland areas associated with Le Roy's Bush.

o Historic Heritage Overlay Place. Identifies specific properties of key heritage value (e.g. Masonic Hall, Northcote Tavern, key residential homes etc).

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

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Your details

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Name: Richard Tout

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

There is ample capacity for higher density housing within a walkable catchment area under the existing Unitary Plan that some years were put into investigating, which resulted in a good planning solution.

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

Tell us why

Areas like Birkenhead have been targeted for high density housing. This does not make sense and is unnecessary because there is already, under the Unitary Plan, adequate capacity to meet housing capacity needs with a walkable catchment area of existing metropolitan centres including Papakura, Sylvia Park, Botany, Manukau, Westgate, Henderson, Takapuna, Albany, New Lynn & Newmarket.

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 cannot accept that either Birkenhead or Northcote would be classified as Rapid Transit stops. Northcote has almost no public transport available. The Ferry has been closed, and has not operated reliably for four years. There is no direct bus service to anywhere except Smales Farm. Furthermore, there is ample capacity for higher density housing within a walkable catchment for rapid transit stops under the existing Unitary Plan.

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal 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, there is excess capacity to meet housing capacity needs with a walkable catchment area 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

As previously stated, under the Unitary Plan, there is excess capacity to meet housing capacity needs with a walkable catchment area of these centres. It is a folly to destroy special character / heritage areas such as Birkenhead and Northcote Point when excess building capacity exists under the 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

Special character areas tell the stories of our past, how, and Auckland's suburbs were developed. These areas allow us to look at the past and learn. These areas helped develop our culture. The houses tell the story of a different time with different building materials. The people that built these houses built our infrastructure, created businesses, built schools and churches and created a community. It is vandalism to destroy the built heritage fabric of our society. Auckland Council should be PRESERVING, not destroying our heritage. There is only a small amount of special character zones in Auckland. Why deliberately go about destroying them?

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

Tell us why

Why has 80% of Birkenhead's Special Character Area been removed? And similar proposed destruction for beautiful Northcote Point?. Why did Auckland Council change the rules to enable all of Devonport to retain special character zoning, where some streets have primarily 1960s / 1980s houses. Yet destroy the 1870's / 1920's properties in Birkenhead & Northcote Points. Why is Auckland Council determined to destroy built heritage? There appears to be bias scoring on houses in Northcote Point, versus elsewhere in Auckland.

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

Tell us why

Great that the heritage cafes and shops in Hinemoa Street have retained special character, but this should be extended to older commercial properties in Highbury.

Infrastructure constraints

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

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

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

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

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

Tell us why

Northcote & Birkenhead Points are old established parts of Auckland and don't have the capability to cope with the huge increase of water & sewage demands resulting from the proposed zoning changes.

Transport infrastructure is another issue. There is no ferry service from Northcote Point. It has not to a reliable timetable run for four years (it was completely closed for two years). There is a single bus that no one, ever uses. It is ALWAYS EMPTY.

Other qualifying matters

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

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

Name: Robert McKibbin

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

- 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

It depends on the topography.

- 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?** Support

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

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

Tell us why

It won't be long before areas with newer buildings will become special character areas (e.g. areas built in the 1960's). "Old" will be relative and will change. Long-term residents will regard their communities as "heritage" for them.

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

Lots of areas with infrastructural problems (narrow streets, street parking, stormwater and wastewater, etc.) built in times when population densities were smaller, and potential ones with increased housing densities (e.g. schools).

Other qualifying matters

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

1. It is essential that, if the whole of Birkenhead and/or Northcote Points are not deemed to be worthy of heritage status, then developments on properties that border on to the various bush areas are not constrained, up to the boundaries onto those areas. A few decades ago, building techniques were such that cantilevering over steep areas, or constructing long columns that supported buildings several metres above ground level were not possible. More recent capabilities indicate that ugly facades onto bush areas have been made – while these may not be seen from the street, they destroy the bush heritage that is endemic in Birkenhead and Northcote. Just one example is at the north-west boundary of Le Roys Bush.
2. Le Roys Bush has special significance for Auckland. It is the closest area of native bush to Auckland CBD so has great value for visitors to the city as well as the local populace. A good deal of pathway infrastructure has been installed so that access is good even for those who find bush paths a challenge; inviting for out-of-towners and overseas visitors.
3. If the possibilities for siting 3- or 6-storied buildings are made available throughout the Points, and there are no resource consents or architectural controls over them, the bush areas will be overlooked by excrescences. This is not desirable. What sort of heritage does this imply for future generations who wish the bush areas to remain serene. With the implied densification around “hubs” such as Highbury, there is an even greater need for pleasant recreation areas for walking around it.
4. I suggest that densification along the Mokoia Road Ridge would do more for inhabitants, replacing the shopping strip there with high-rises on the South side that provide accommodation above shops, and splendid views over the harbour. And a re-placement of ageing shops with new shops and accommodation above would be more beneficial to the community and commerce than those that already are there.



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Name: Neil Millar

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

Too far - Auckland is a village which moves from town centres to leafy, heritage streets in less than 200m in many cases. Case in point - Highbury town centre is surrounded by heritage houses connected to the sugar factory which are now able to be bulldozed and replaced with apartments due to some arbitrary line you have drawn.

- 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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Intensification around town and local centres

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

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

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

Tell us why

An arbitrary line which doesn't take account of special character areas or houses.

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

Tell us why

An arbitrary line which doesn't take account of special character areas or houses.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

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

Tell us why

My understanding is that you surveyed Birkenhead using google maps rather than seeing for yourself that streets like Mariposa Crescent, Rawene Road and Palmerston Road obviously qualify as special character areas. They are filled with old trees, heritage villas and Art Deco/nouveau properties and picket fences yet apparently don't meet some impossibly high threshold (77% of houses??). Most of the street-facing houses on Mariposa are villas so how on earth does it not qualify? Your changes will destroy a very special heritage area, steeped in history and character.

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

Birkenhead Point and other nearby areas have challenging topography (clay soil, steep gradients, poor quality landfill) and very old infrastructure (storm water etc) and will not cope with intensification. I shudder to think of the slips this will cause around the gullies in Birkenhead. All of which will end us as silt in the harbour. The environmental damage is going to be awful, particularly when compounded by climate change.

Other qualifying matters

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

These additional qualifying matters include:

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

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

Keep the density to a smaller area

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

Tell us why

Let neighbourhoods remain with proper access to sunlight, less noise, less people

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

Tell us why

Intensification around town and local centres

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

- 4. What do you think of our proposal 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 support Terrace Housing but not 6 storeyed buildings which can turn into ghettos without adequate green spaces available and which reduce light for everyone.

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

Tell us why

Qualifying matters

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

Tell us why

Keep the diversity we have which reflects the past and the way neighbourhoods grew

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

Tell us why

Birkenhead for example has many houses which reflect early development of the suburb although they may have been modified for modern living.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Sewerage blockages and water pipe leaks are already a problem without added density . Building intensification on the harbour coastline will result in erosion and silt into the Harbour.

Other qualifying matters

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Name: Luciana Hall

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

In principal I support this, along side including qualifying matters that include current infrastructure constraints such as parking requirements and impact on current traffic levels. Building intensifications should be limited to roads which are well serviced by public transport. In the Birkenhead/Northcote area that is limited to Onewa Rd and current traffic jams are already a problem before the completion of a huge amount of development in Northcote.

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

Tell us why

In principal I agree with this however I do not think this should be a blanket rule and it does need to be looked at on a street by street basis taking into account current infrastructure constraints such as current traffic constraints, etc. Roads leading to Birkenhead Shopping mall such as Onewa Rd (and side streets), Birkenhead Ave , Hinemoa Street (used to bypass Onewa Rd) and Lake Rd which is already under intense development in Northcote and not yet complete and the traffic is already built up. There is really only one main road from Birkdale/Beachhave/Chatswood/Birkenhead/Nothcote Point to reach the harbour bridge and that is Onewa Rd. Further building intensification will only bring traffic to a stand still. There is no public transportation options other than bus, unlike the south side of the bridge which has a train network. The ferry is underfunded and under utilised because of the small number of trips during rush hour or as in case of Northcote Ferry has spent the majority of the last 3 years closed.

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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 blanket rule on distance does not provide suitable protection for streets that can not sustain this kind of intensification e.g. Hinemoa Streets and the side streets such as Mariposa Cres leading up to Highbury Mall. Hinemoa Street/Maritime Tce/Council Terrace/Rodney St are already being used as a short cut to try and avoid the main part of Onewa Rd and enter via Queen St, Northcote Point. There are already delays of up to 45 minutes during rush area to exit Queen St onto Onewa Rd. Housing Intensification will bring traffic to a standstill in these areas.

Solve this first before adding this kind of intensification without the necessary management of infrastructure restraints.

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

Tell us why

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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

pecial character areas and the heritage and history of these areas form such a small proportion of Auckland's build area and at such a high cost to the history of Auckland and what makes Auckland unique. Birkenhead and Northcote Point deserve to be reviewed and have site visits conducted which to date have only been done by google maps. This process should not be rushed as once old properties make way for new building , the history is lost forever. My property at 9 Council Terrace has had to undergo many resource consent considerations however the google maps image is when the house was still under renovation. Also we have retained a number of the 1910 original features which are internal.

The Council's scoring system is too restrictive:

The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its "special character area" status. The 66%

threshold should be lower (eg 50% – still a majority of character houses). Also, properties scoring 4/6 (which Council accepts are still “character supporting”) should be counted towards the percentage test as well, not just 5/6 or 6/6.

Removing resource consent controls in these areas opens the flood gates to developers who are not looking to provide affordable housing in these areas but to maximise profits as the base cost of these houses is already incredibly high priced properties.

Northcote and Birkenhead Points are steeped in history of the north shore and welcome many visitors to walking tours in and around these areas.

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

Tell us why

Current Special character areas like Birkenhead and Northcote Point should not be limited to a few individual houses, it should be looked at as a whole where any new builds should continue to meet resource consent considerations such as parking and architectural design and impacts on the neighbouring bush areas of Le Roys Bush and Little Shoal Bay.

Residents have in good faith restored houses under the current resource consent rulings and this has ensured the look and feel of the neighbourhood has been preserved. The resource consent process for this neighbourhood has been a good thing and the blanket lifting of this is both rushed and with very little future proofing by disregarding the current controls.

These local parks and bush walks around Little Shoal Bay are enjoyed en masse by Auckland residents and there are many local volunteers who maintain them. In fact, Little Shoal becomes gridlocked whenever there is a significant event at Little Shoal Bay around Xmas and New Years.

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

Tell us why

Hinemoa St Shops/Birkenhead Shops

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

Infrastructure should be taken into account as a limitation on increased housing density.

Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff.

The proposal should classify all the existing significant ecological areas as qualifying matters providing a buffer area around Le Roys Bush and Little Shoal walkways so that the view of factories, houses and other structures is minimised

designating the old coastal cliffs around the wetland as “Coastal Erosion” qualifying matters when rising sea levels come to the wetlands.

Onewa Road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally. For Northcote and Birkenhead residents who attempt to enter Onewa Rd from Queen St, this can be a 45 minute wait to join the gridlock that is Onewa Rd.

Other qualifying matters

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

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Name: Andrew Redwood

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

Some people can use transport aids such as E scooters, electric skateboards etc. Which allow larger distances to be covered than what would be practical on foot alone. And which are compact enough to enable the user to take the device with them on public transport. And higher user density will help the provision of E scooter rental schemes such as Lime Scooters. Which in turn further helps increase public transport usage. By helping to "fill in the gaps" in public transport provision.

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

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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 further

Tell us why

Some people can use transport aids such as E scooters, electric skateboards etc. Which allow larger distances to be covered than what would be practical on foot alone. And which are compact enough to enable the user to take the device with them on public transport. And higher user density will help the provision of E scooter rental schemes such as Lime Scooters. Which in turn further helps increase public transport usage. By helping to "fill in the gaps" in public transport provision.

Intensification around town and local centres

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

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

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

4. What do you think of our proposal 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

Some people can use transport aids such as E scooters, electric skateboards etc. Which allow larger distances to be covered than what would be practical on foot alone. And which are compact enough to enable the user to take the device with them on public transport. And higher user density will help the provision of E scooter rental schemes such as Lime Scooters. Which in turn further helps increase public transport usage. By helping to "fill in the gaps" in public transport provision.

However car parking restrictions for terraced houses and apartments should be relaxed. As there are very few 4+ bedroom apartments available. However since the max number of carparks allowed per apartment is 2, as well as restrictions on the total number of carparks in a given development. This encourages developers to make apartments mostly 1 or 2 bedrooms, as a method of maximising the total number of carparks in a building. This causes perverse outcomes. As someone who works from home or who uses public transport for commuting. Would often still want to own a car for use on the weekends, visiting family etc. Or have a carpark available for people to visit them. Also tradies who need to own a large Ute or Van as their work vehicle. Due to lack of carparking, either cannot live in apartments. Or cannot also own a small low or zero emissions car for non work activities. As there won't be any parking available for the second car. Forcing them to drive the high emissions vehicle even when a smaller low or zero emissions car would have been suitable for the task. Eg to visit family or go to the supermarket.

This makes it harder for higher density developments in areas with good public transport to attract buyers / tenants who don't use or can't use public transport. Even though at least some of those buyers / tenants might start using public transport in the future. Eg, now they live in a location with good public transport, when looking for a new job etc, they can now apply for jobs where the place of employment also has public transport available.

These reasons make it harder for developers to design and build apartments and terraced housing developments targeted towards larger families, the luxury market, people who just want a large property. Which means most apartment / terraced housing developments are targeted towards the cheaper end of the market. But banks apply stricter mortgage lending criteria to apartments with small floor areas. And allowances for body corp fees. This means First Home Buyers are often unable to get a mortgage approved to buy an apartment. Yet they can get approval to buy a suburban house. Therefore lots of apartments are owned by landlords instead of owner occupiers.

All of the above factors mean that apartments and terraced housing have earned a reputation in NZ of being somewhere to live when you are on a budget and don't have much choice. Rather than being a desirable place to live. Which in turn means that nearby residents often don't want apartments being built nearby.

More flexibility in carpark rules would even encourage the removal of dedicated carparking buildings. As the owners of such buildings won't get as much income from long term or monthly carpark leases to residences of apartment buildings.

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

Tell us why

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Qualifying matters

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

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

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

Special Character Areas

'Special character areas' are older parts of the 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

Special character areas, if they are going to have restrictions. The restrictions should only regulate the outside appearance of buildings. Eg a new building or renovations / extensions should be designed and built to mimic the look and character of existing buildings in the area.

If height controls are present, height to boundary rules should be relaxed / removed. As areas such as Grey Lynn, Ponsonby, etc. Have houses that were originally intended for working class owners. Which often have very little side boundary clearances, and are often quite tall due to being 2 level and / or having the high stud heights common in early houses.

This means that often such houses couldn't be built without a resource consent under current planning rules. meaning there is the perverse outcome of higher density being allowed 100+ years ago compared to now.

Building look / exterior design restrictions, combined with no other restrictions apart from the usual Mixed Housing Urban rules. Would provide the best balance between maintaining the special character of older areas. While still allowing higher density. Even if some of that density is from works such as adding a bedroom to an existing house.

This would also avoid the perverse outcome under the current rules. Where a large section with a character home on it, it is difficult to get consent for another character lookalike home to be constructed. While keeping the existing house. But if the existing character home gets destroyed by fire. A contemporary home can be constructed. Even though it won't match the style of the neighbouring houses.

This would also mean that rules restricting the demolition / removal of old houses can be relaxed. As an old house won't need to remain in place. Solely to prevent the construction of a contemporary home in it's place.

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

Tell us why

Within special character areas. Consideration should be given to how many houses are still original style in a street / neighbourhood. Eg Devonport has entire streets where every house is original. Stricter rules should apply to such streets Vs areas like Herne Bay, Mt Eden etc. Where there is already more variety in ages and construction styles of existing houses.

Consideration should also be given to neighbouring sites. To avoid the perverse outcome of high density apartments being allowed to be built on a particular site. While an immediate neighbouring site is low density / special character. As the owner of the low density site would be affected by the high density development. Yet they won't have the rights to carry out their own high density development. Or at least gain an increase to their property value through acquiring extra development rights. To offset the loss in amenity from having high density development next door.

This could be done by having both a Strict Special character type zone. And a less restrictive special character zone. Also by trying to avoid abrupt transitions between different zoning densities. Eg not having special character zones, large lot, single house zones etc. Very close to or

abutting Mixed Housing Urban, Terraced housing and Apartment zones. Or at least trying to minimise abrupt transitions. Via stepping between different zones.

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

Tell us why

Lots of business areas are already a hodgepodge of different building styles. Therefore very little benefit in retaining general special character restrictions in such areas.

Infrastructure constraints

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

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

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

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

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

Tell us why

This might cause the "chicken and egg" problem. As the restrictions would stop extra density from being added. While Infrastructure providers Eg Watercare. Would have very little incentive to upgrade. As doing so wont allow them to earn extra revenue from connection charges. Which in turn would mean the restrictions wont get removed.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

The ridgeline protection overlay is too aggressive. In that it has captured lots of properties in the Waitakere Ranges that are not actually on a ridge.

There are also properties in Glendhu Rd, Bayview. Which were originally provided with large sites when the area was first subdivided due to those houses having septic tank based sewage systems. Yet they still have Single house zone, or similar restrictions placed on them. Even though such houses either have since been connected to the Watercare sewage pipe network. Or the sewage network is close enough to make connection to the sewage network feasible. 44 Glendhu rd, Bayview is one such property. Originally provided with a septic tank when originally subdivided and built on in the late 1970s. The septic tank was decommissioned and the house connected to the Watercare sewage network in the early 2000s.

I propose that 44 Glendhu Rd, Bayview be rezoned to Mixed Housing Urban. As one of its immediate neighbours - 36 Glendhu Rd, Bayview is intended to be rezoned to Mixed Housing Urban. Despite being a smaller site. There is no logical reason why two neighbouring sites should have such wildly different zonings.

And consideration be given to also rezoning other large sites on Glendhu rd to higher density. If they are still on septic tank sewage. The rules for constructing new on site sewage disposal systems would prevent high density development of those sites. Unless they are connected to the Watercare sewage system.

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Your details

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Name: Graham Morris

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Higher density housing: Already sufficient capacity at a walkable distance under the current plan

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

Tell us why

The centres we are familiar with already have sufficient high density housing capacity under current plan

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

Already adequate high density capacity.

Intensification around town and local centres

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

Enough capacity under current 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

Enough capacity under current 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.

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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

Want to preserve the small amount of special character housing eg some streets on Northcote point. Most of the new buildings have no character and look the same.

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

Tell us why

We want to retain as many special character areas as possible as it cannot be replaced. The majority of new houses are characterless eg same style same colours. Northcote and Birkenhead will lose their character and appeal and become bland. The areas you have identified are a substantial reduction from the existing special character area.

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

Tell us why

Want to retain the character of Hinemoa Street and Queen St shops etc. That is why they have the extra appeal to also bring in customers from outside the area.

Infrastructure constraints

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

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

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

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

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

Tell us why

There are already infrastructure problems in our area eg flooding in Little shoal bay, and general aging pipe work. Parking and traffic congestion would be made much worse.

Other qualifying matters

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

These additional qualifying matters include:

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

We think the qualifying matters should not be reduced or the character that Auckland does have will be slowly lost.

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Name: Daniel Cater

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

If you have to cross a busy, multi lane highway to get there it is not within "Walking Distance". The 1200 metres should not be as the drone flies, but the actual distance that can be safely and legally walked.

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

Tell us why

If you have to cross a busy, multi lane highway to get there it is not within "Walking Distance". In the time we have lived in Birkenhead, people have been killed crossing the roads in the middle of the intensification areas. The 800 metres should not be as the drone flies, but the actual distance that can be safely and legally walked.

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

The North Shore is made of clay, except for some volcanic areas around Lake Pupuke. It is held together by tree roots. When the cover is removed, in the summer it dries out and large cracks appear, In the autumn and spring rains it is liable to flooding. Twice in the last fifty years sections near us have come crashing down on the sections below, once carrying a motel unit into the valley. More parks, more trees and more streams are required.

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Name: Steve Williams

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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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

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

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Name: Bill Kirby

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

A walkable catchment area in the city centre will encourage people to use public transport, but if the walk is too far it will discourage them - I think a distance of 1000 m is far enough,

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

Tell us why

Not too far to walk

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

Tell us why

Not too far to walk

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 less than 400 m because smaller centres will lose their neighbourhood feel if surrounded by a large zone

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

Tell us why

It should be less than 200 m because small town centres will lose their neighbourhood feel if surrounded by a large zone

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

The council's criteria for identifying "special character areas" are far too narrow. There was a good reason these areas were designated this way many years ago, and the passage of time has only made them older and even more historic.

- 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 a "qualifying matter", not just the "blue" areas. I am especially concerned about two historic areas on the North Shore, Northcote Point and Birkenhead Point. These should have ALL of the "special character areas" recognised as "qualifying matters". To allow 6 storey apartments in such areas would totally destroy their special character.

- 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 with "special character" give life to older centres by encouraging small independent businesses.

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

Infrastructure is vitally important to ANY area, and is especially important in areas where housing density has to be increased as a result of government regulations.

Other qualifying matters

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

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

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

Tell us why

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

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

This has no direct impact on Northcote Point (none currently in existence in Northcote Point)

Infrastructure constraints

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

' - Coastal erosion. Extends around the coast line and predicts future coastal erosion. Development within this overlay is limited to Single House.

- Notable tree overlay. This identifies and protects scheduled notable trees across Northcote Point.

- Significant Ecological Area Overlay. This provides protection of the bush and wetland areas associated with Le Roy's Bush.

- Historic Heritage Overlay Place. Identifies specific properties of key heritage value (e.g. Masonic Hall, Northcote Tavern, key residential homes etc.)

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Name: Sam Pasley

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

The existing unitary plan should remain except around light.rail

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

Tell us why

The existing unitary plan should remain except around light.rail

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

Tell us why

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Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

The existing unitary plan should remain except around light.rail

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

Tell us why

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Name: Kate Coughlan

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

Tell us why

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Tell us why

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

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

it is important to the history of Auckland, and preserving its beauty.

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

Tell us why

'Reasons;

- The assessment focuses on individual properties and fails to consider the area as a whole and however various elements interact. Nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.
- The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.
- There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a “5 or 6” in order for an area to qualify as Special Character.
 - A more flexible approach is warranted which would allow multiple pathways to protection, e.g.;
 - 60% of dwellings score “5” or above, or
 - 70% of dwellings score “4” or above, or
 - 80% of dwellings score “3” or above.
- Arbitrary assessment ‘boundaries’ producing illogical and/or irrational outcomes.
 - It fails to consider the character of the area as a whole, and
 - It has caused distortions in areas which are otherwise able to achieve 66%.
 - Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future.
- There are significant concerns over the use of ‘Google Street View’ in order to conduct the survey of Northcote Point, particularly in light of the consequences of these decisions.
 - Discrepancies, inconsistencies and limitations have been noted.
 - Assessment via Google Street view is unacceptable. An in-person assessment (by suitably qualified heritage staff) must be conducted.
- Alternative Options
 - In essence Auckland Council has proposed an ‘all or nothing’ solution, the compromises and constraints of which, risk undermining the very qualities they seek to preserve. The solution needs to be more nuanced, particularly in managing the ‘buffer zone’ around key areas of Built Heritage.
- Cost vs Benefit. Is it appropriate?
 - The relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed.
 - Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Name: Lawrence Mitchell

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We need to retain as many as possible if not all character property's. These are the property's that give the areas their appeal and ambiance, the very reason people want to live there. These areas create a content feeling within people and this reduces stress, anxiety and aids the general well-being of peoples mental health.

SEA's need strengthening to stop and loss of these critical areas, with our large trees, natives and animals struggling as it is these areas need more protection to guard from any future development regardless of the economic reasoning behind their removal because it is economic. Most of these SEA areas are vital lifelines for native species, birds, insects, plants some of which have iconic status, such as the Kauri in Verran Gully, if those tributary SEA's areas around that are

reduced then these are at risk from many issues including die back and this is their last stronghold. The birds in these reserves in Birkenhead are doing well due to current protections so why ease them for the sake of housing blocks for developers. People buying these are destroying the very reason they are moving to the area by doing so.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

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Your details

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Name: Jessica Esquilant

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

Within the AUP, the Metropolitan Centres are described as acting: "as focal points for community interaction and commercial growth and development and contain hubs serving high frequency transport." This indicates a centre which can operate independently from the CBD, and it is reasonable to conclude that people would want to live nearby. Therefore a 1200m (15min) walkable catchment would be more reasonable to reflect this, in line with the catchment applicable to the CBD.

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

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

Tell us why

The special character areas have been applied too broadly across Auckland, and only have generalised character values rather than seeking to protect historically or architecturally important features. Where there are high level, specific heritage values to be protected, this is

already reflected by the Historic Heritage overlay applied to specific sites or areas where these values are to be protected. As such, sites should either be assessed as high value and added to the historic heritage overlay, or be treated as a standard residential site with no overlays applied. Therefore, special character should not warrant reduced development as a qualifying matter.

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

Tell us why

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

Tell us why

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

Tell us why

Other qualifying matters

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

While I am supportive of the other qualifying matters more generally, the inclusion of: "Natural hazards that are less than significant, if any" is too broad, and has been utilised by Council to limit redevelopment of coastal areas or mapped flood hazards. Where in practice, detailed and more technical engineering assessments are needed to inform whether a site is unsuitable for development. Accordingly, a broad-brush approach to these other qualifying matters, as can be seen in the application of non-significant natural hazards, is contrary to the requirements set out in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, in relation to enacting the MDRS where additional development is possible.

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Your details

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Name: Toni Frires

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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Tell us why

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Name: Grant Coe

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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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

The value of a living heritage area is far too great to destroy without appropriate full individual assessments by a heritage architect,

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

Tell us why

The assessment does not consider the specific qualities of Northcote point as outlined in special character area statement schedule 15 of the Auckland unitary plan. Does not take account of the

extremely limited parking on very crowded streets, the assessment appears to be arbitrary , boundaries appear to be random, I understand the assessment has undertaken by google street view, A very large number of character homes have been classified as mixed housing urban, while a lot of non character 1960-90s town houses and flats have been classed as two storey residential. Which makes no sense, We urge planners to please have the whole area assessed by heritage architects in person to get an accurate appreciation of individual properties,

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Your details

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Name: Haley Coe

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

N/a

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

Tell us why

N/a

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

Tell us why

N/a

Intensification around town and local centres

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

N/a

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

N/a

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

Because the value of our living heritage homes and areas is far too great to not be considered.

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

Tell us why

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

Roads such as Princes St in Northcote Point are very narrow, with an at-all-times already limited amount of on-street parking, which is only available on one side of the street (due to the narrowness of the street). Allowing for Residential - Mixed Housing Urban Zone multi-level, multi-tenanted housing (with a likely large number of private vehicles) to be built on streets in the area such as Princes St will cause a significant impact on the current residents. Whilst there is very little in the way of regular, useable public transport in/out of this area, such a big change without any improvements to infrastructure or public transport simply does not make sense. It is also confusing why half of Princes St has been deemed as Residential - Mixed Housing Urban Zone, whilst the other half, which includes a large number of 120 year old character homes is classed as Two-Storey Single Dwelling Residential Area. There does not seem to be any reasonable explanation for this type of division or planning. We urge planners to please consider this in their decision-making.

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

Tell us why

N/a

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

Because it makes clear sense to do so.

Other qualifying matters

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

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Name: Sarah de leeuw

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

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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

Special character areas/heritage areas have been subject to rigorous planning controls for good reason. They add beauty and have historical value and importance as well as maintaining an area's character. Having part of an area subject to ongoing protection but not other streets massively devalues some areas and does not seem fairly or equitably done. A lot of the small streets in places like Birkenhead point could not manage high density housing from an infrastructure-parking perspective.

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

Tell us why

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

Tell us why

Infrastructure constraints

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Tell us why

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Name: Evan Giles

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

It is typical of both growing and mature cities where such high density is typical, self perpetuating, and accepted.

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

Tell us why

I do not support.

It is not a simple question of up to 800m from a metropolitan centre. It is very much intertwined with area character and current quality of public transport. A one size fits all (osfa) is seldom the optimal solution except for the administrators and enforces of rulebooks.

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

Tell us why

I do not support.

As in the question above, I believe a simple rule disallows any decent city planning that allows densification in an ordered manner that will result in a characterful environment. The squeeze 3-onto-one concept is already popping up randomly. It immediately changes the neighbourhood. Once the numbers multiply and free light is blocked some ground floor units may well become rapidly unhealthy, damp and mould-prone. Given the minimal urban planning controls and developer goals for maximum quick returns the risk of irreversible weeping after a decade is very real. The proposed quick-fix promises many issues with already straining utilities and infrastructure. No one will need cars will they? No requirement for providing for them, so blocked streets become the Super City's headache.

Intensification around town and local centres

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

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

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

Tell us why

Do not support. Are all your questions going to lead like the past few??

Driving for a predetermined solution. No evidence of decent Town and Regional Planning. No evidence of any thought other than "how do we cram more in". One simple question seems to be central. How far can we make these people walk ?

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

Tell us why

You are only asking 1 question with slightly different hues. The lack of wider views and strategic planning is disheartening to observe.

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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 government will do as it pleases - just as with Three Waters. At best those who actually live there should be able to influence. You will never get all' so on the basis of 'half a loaf is better than none I support.

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

Tell us why

I could not find any on the map in the area that I concentrated on.

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

Tell us why

Seems reasonably defined around current situation.

Infrastructure constraints

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as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 city is already straining to provide facilities. Large areas still on tank water and septic tanks. Costs to link are already astronomical.

Other qualifying matters

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

Historically some things just happened and we live with the consequences. It would be a shame (criminal in fact) to make such broad changes without structured planning and engineering in advance. Strategic. Set out what you would like to see in 30 - 50 years and make sure that every change is checked for conformance with a desired outcome. Not the rushed, rusty #8 wire tie-together wavebrain.

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Name: Paul Pyper

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

Seems appropriate for the centres listed as they will provide the ability to live near the centres and hopefully reduce the need for use of private transport.

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

Tell us why

Seems appropriate for the centres listed as they will provide the ability to live near the centres and hopefully reduce the need for use of private transport.

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

Tell us why

Seems appropriate for the centres listed as they will provide the ability to live near the centres and hopefully reduce the need for use of private transport.

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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

For an area like Birkenhead, (e.g. Hinemoa Street) such intense development this will destroy the village character appeal of the neighbourhood.

- 5. What do you think of our proposal to apply the Terrace 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 centre is small and will lose its character to provide a more congested and less relaxed atmosphere.

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

This proposal would provide carte blanche to developers et al to sweep away all the characteristics that local government and locals have strived to maintain for many years. Hinemoa Street in Birkenhead in particular would be devastated by such an approach. In addition, the SEAs in Birkenhead and Northcote should be respected as they contribute to the wellbeing of the local community.

- 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 too narrow. There will be huge outcry if government tries to force through such changes indiscriminately.

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

Tell us why

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Your details

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Name: Angela Mueller

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

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

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

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

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

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

I live in Bayview and I strongly think that intensifying housing can not go along with decreasing the value of the public reserves. The reserves in our neighbourhood are bush remnants. They are narrow and long and surrounded by houses. The bush edges are already prone to pest weeds and winds that damage the ecosystem. Taking away tree protection will only intensify this effect. Because many properties bordering the bush have SEAs on their land you can't see many houses when you are walking along the tracks. If housing intensifies and trees on private properties can be felled, you will be able to see the houses from the tracks and the wellbeing factor will be diminished. With less trees on private properties Auckland Council must ensure bush reserves and significant ecological areas are healthy and thriving. That's why I think that qualifying matters must include the points mentioned above.

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Name: Paul Kenrick

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

The town centers within Kaipatiki already have sufficient land available for intensification without the need for further changes to zoning

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

Tell us why

small town centers are often in suburban neighborhoods that do not need increased density

Qualifying matters

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

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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 council has only recently endorsed our Unitary plan. Proposed changes will erode confidence in democratic process to determine the urban development of our city.

Auckland council has acknowledged there is sufficient opportunities for development within current zoning rules.

The projections for population growth within Auckland are not certain. Since COVID there has been a strong desire to move away from city centers. Cities such as Sydney are seeing population decline

- 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

Given the uncertainty council should be conservative in how much special character zoning is lost. Once the heritage houses go they will be lost forever.

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

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

Basic infrastructure such as water, waste and roads need to be assessed as sufficient to cope with planned zoning changes, or there needs to be date adjusted zoning changes

Other qualifying matters

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Needs to be greater deterrent and prevention of protected trees being removed by developers

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Name: Rose Pyper

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

Tell us why

Would change the character of the residential area.

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

The existing buildings give character and history to the area.

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

Tell us why

Once these areas of special character have been removed and replaced with terraced and modern buildings the history/character of the area will be lost forever.

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

Tell us why

Infrastructure constraints

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Tell us why

Other qualifying matters

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Name: Brad Palmer

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

Does not affect my area

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

Tell us why

Does not affect my area

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

Tell us why

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Tell us why

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Tell us why

Qualifying matters

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

Tell us why

Need to retain the special suburban character of Northcote Point

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

Tell us why

Need to retain the special heritage character of places like Northcote point. This can't be decided by google earth. You will destroy this special area forever

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

Tell us why

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Name: Mike Hall

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

We only have the chance to maintain our unique-ness once. History can't be re-visited once destroyed. Please leave these areas (just 3.6% of Akl) alone to be enjoyed by generations to come.

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

Tell us why

Northcote and Birkenhead are unique due to their prominent marine based location as special character places. Plus the perspective they offer from the south side of the harbour. Please keep what is unique special. Once gone it's gone. This is not being NIMBY... There are plenty of other non-heritage areas to be intensified.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

All supported.

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Name: Wendy Tang

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

It does not make sense to only consider walking distance for city centre.

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

Tell us why

Why only walking distance? It should consider different ways of commuting. If we provide diverse ways of commuting, it will be easier than just relying on walking. How about biking for 10-12mins, how about scooter for 15mins, how about shared smaller-size transportation options?

- 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

Why only walking distance? It should consider different ways of commuting. If we provide diverse ways of commuting, it will be easier than just relying on walking. How about biking for 10-12mins, how about scooter for 15mins, how about shared smaller-size transportation options?

Intensification around town and local centres

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

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

Tell us why

Why do we need 3 scales of centres. Can they all be town centres than also have local centres and neighbourhood centres? Why is there a need to limit the development of centres? Let it be free to decide how a centre can develop to provide easy access to shops, restaurants and other amenities.

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

Why do we need 3 scales of centres. Can they all be town centres than also have local centres and neighbourhood centres? Why is there a need to limit the development of centres? Let it be free to decide how a centre can develop to provide easy access to shops, restaurants and other amenities.

Qualifying matters

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

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

Tell us why

It's vague for defining "character". Why not new developments can be defined as a character? If it is a leeway for people to stay (comfort) with what they have now and fear of change... then it should not just be taken as 'vicoria villa' as character. Though council needs to think about whether one 600,700 site with one single access way and narrow dwelling width are Auckland desires to have. Also, how to preserve historial buildings with taller dwellings around them.

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

Tell us why

Character is vague and itself is meant to retain what is now, rather than looking at changing future. Also, character is a limited definition of character, with tendency to protect certain character of certain groups of people. Character does not make sense! What is the evidence of character? The character should be a wording aiming for future change and better future - the future aspired and enduring, that is what people and council should aim for. Than unwilling to change to achieve what is needed.

- 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

There is no such business character area. It is a non-sense phase. It is another way to just keep as it is and don't want change. If business area is not changing, how to provide better amenities for people to aim for future climate change mitigations. Maybe businesses area are felt like dead in certain time in a day, which can show they are not been appreciated and made good use of. Character wordings should be at all eliminated!

Infrastructure constraints

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

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

Tell us why

Why areas with significant infrastructure areas be identified for growth at the beginning? The area should not be expanded earlier which made it more costly to build infrastructure. The budget should be spent more wisely on where that fits into the compact city principals and bring people closer to public open spaces within URB, making the areas more attractive to live in. You can expect to see a trend for people moving back to city than outwards, why do we limit the development of centres? Why cannot we have all town centres than having more smaller scale local centres? The large train station and bus stop should promote commercial developments with other amenities and with all scale of development. Also, council should promote land aggregate for density bonus.. than just one type of development typologies.

Other qualifying matters

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Viewshaft does not make sense. Insufficient evidence for this!

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Name: Sam L

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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

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

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? 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? 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

'Reasons;

- The assessment focuses on individual properties and fails to consider the area as a whole and however various elements interact. Nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.
- The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.
- There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a “5 or 6” in
- Arbitrary assessment ‘boundaries’ producing illogical and/or irrational outcomes.
 - It fails to consider the character of the area as a whole, and
 - It has caused distortions in areas which are otherwise able to achieve 66%.
 - Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to justify into the future.
- There are significant concerns over the use of ‘Google Street View’ in order to conduct the survey of Northcote Point, particularly in light of the consequences of these decisions.
 - Discrepancies, inconsistencies and limitations have been noted.
 - Assessment via Google Street view is unacceptable. An in-person assessment (by suitably qualified heritage staff) must be conducted.
- Alternative Options
 - In essence Auckland Council has proposed an ‘all or nothing’ solution, the compromises and constraints of which, risk undermining the very qualities they seek to preserve. The solution needs to be more nuanced, particularly in managing the ‘buffer zone’ around key areas of Built Heritage.
- Cost vs Benefit.
 - The relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed.
 - Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character Area as currently proposed by Auckland Council

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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Name: Nick Birdsey

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

Insufficient information on what exactly is proposed, whether buildings to be removed and what disruption this will cause for people wanting to travel by car because public transport is unavailable or unsuitable and for both patrons and businesses where parking has been removed.

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

Tell us why

Insufficient information on what exactly is proposed, whether buildings to be removed and what disruption this will cause for people wanting to travel by car because public transport is unavailable or unsuitable and for both patrons and businesses where parking has been removed.

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

Tell us why

Insufficient information on what exactly is proposed, whether buildings to be removed and what disruption this will cause for people wanting to travel by car because public transport is unavailable or unsuitable and for both patrons and businesses where parking has been removed.

Intensification around town and local centres

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

Tell us why

Same comments as above with the additional factor that the removal of car parking space requirements is likely to mean that there will be more cars cluttering up streets. Public transport is not sufficiently available or practicable for shift workers for example.

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

Tell us why

Same comments as above with the additional factor that the removal of car parking space requirements is likely to mean that there will be more cars cluttering up streets. Public transport is not sufficiently available or practicable for shift workers for example.

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

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

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

Tell us why

We support the proposed identified Special character areas on the information supplied with this survey identified because whilst it is important to preserve truly historic old character buildings, it is important not to restrict the increased utilisation of houses/land that are simply older and or in not so good condition and not financially disadvantage the ratepayers who own such houses.

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

Tell us why

We support the proposed identified Special character areas on the information supplied with this survey identified because whilst it is important to preserve truly historic old character buildings, it is important not to restrict the increased utilisation of houses/land that are simply older and or in not so good condition and not financially disadvantage the ratepayers who own such houses.

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

Tell us why

The question is too vague and non specific to reply to cogently- Impossible to comment when there is no or insufficient information on what areas etc might be affected.

Other qualifying matters

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

Name: Keith Salmon

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

This legislation has been rushed through with insufficient analysis and planning.

The Unitary Plan, while disappointing in many ways, had done all this work with thorough consultation for those who could afford lawyers and planners.

However the present legislation is, as pointed out by Resource Management professionals, seriously depriving the public of reasonable rights and expectations. The reason I have ticked other is because I believe that intensification should happen within walkable catchments but ONLY IF there are no other impediments to intensification.

I believe that the intensification should be planned in phases dependent on the availability of sewage, stormwater, water, electrical, electronic, and other infrastructure facilities. Developers must NOT be allowed to proceed until at least sewage and stormwater facilities are in place. Parliament has done the country a dis-service by introducing laissez faire development

High density development should be phased into areas where the facilities are or shortly will be available AND where the grouping of intensity encourages the development of facilities.

Also if you want to encourage walking to reduce the risk of climate change effects, you need to put in place provisions to develop better footpaths with adequate shade (from suitable trees) and shelter points to escape the rain. Otherwise people will go back to their cars in bad weather.

Also I believe that there should be greater provision for multimode transport (bikes, e-scooters).

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

Tell us why

As above, I believe it should be phased based on the availability of infrastructure and to avoid destroying existing housing stock that provides character and ambiance until it is needed.

All property banking should be subject to tax and to minimum maintenance standards.

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

Tell us why

As above, I believe it should be phased based on the availability of infrastructure and to avoid destroying existing housing stock that provides character and ambiance until it is needed.

All property banking should be subject to tax and to minimum maintenance standards.

Intensification around town and local centres

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

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

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

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

Tell us why

As above, I believe it should be phased based on the availability of infrastructure and to avoid destroying existing housing stock that provides character and ambiance until it is needed.

All property banking should be subject to tax and to minimum maintenance standards.

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

Tell us why

As above, I believe it should be phased based on the availability of infrastructure and to avoid destroying existing housing stock that provides character and ambiance until it is needed.

All property banking should be subject to tax and to minimum maintenance standards.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I believe all existing special character areas should be a qualifying matter at the present time.

This can be reviewed once the UP no longer provides adequate supply of housing stock.

At which time, it should be phased in based on the availability of infrastructure and to avoid destroying existing housing stock that provides character and ambiance until it is needed.

- 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 I believe all existing special character areas should be a qualifying matter at the present time.

This can be reviewed once the UP no longer provides adequate supply of housing stock.

At which time, it should be phased in based on the availability of infrastructure and to avoid destroying existing housing stock that provides character and ambiance until it is needed.

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 believe all existing special character areas should be a qualifying matter at the present time.

This can be reviewed once the UP no longer provides adequate supply of business premises.

At which time, it should be phased in based on the availability of infrastructure and to avoid destroying existing building stock that provides character and ambiance until it is needed.

Infrastructure constraints

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

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

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

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

I agree with the idea but believe it should be extended to include short and medium term infrastructure constraints. At present our local bush reserve is flooded when it rains resulting in erosion and siltation. Some people's homes and the bush get flooded with sewage.

Developers should be charged to support the introduction of infrastructure to meet the additional load.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Other qualifying matters should include:


1. Strongly worded and enforced protection for SEAs, stands of significant trees, individual trees whether they are listed or not.
2. Providing a buffer zone in Le Roys Bush and Little Shoal Bay Reserves to protect the walking track from visual and sound intrusion. Under the rules, it appears likely that large properties with SEAs near reserves could be subdivided and then crowded to the edges with houses. Even on a property with a single dwelling zoning, there needs to be provisions to avoid buildings intruding on nature reserves.
3. Special Character Areas
4. Infrastructure Constraints.

Important privacy information

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Submission on the NPS-UD - 220509

Council proposals affecting Northcote and Birkenhead Points

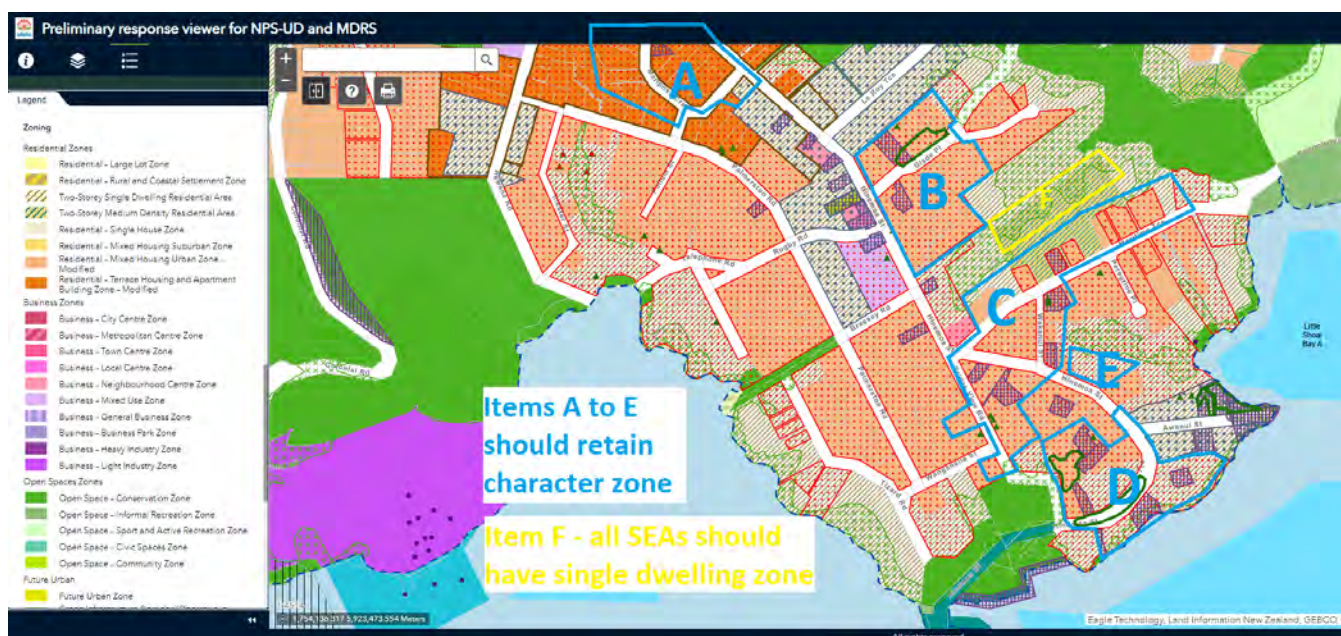
1. I am fully supportive of providing good quality, well designed, well built housing at affordable prices for all people with particular attention to making home ownership affordable for families.
2. I am strongly opposed to the lack of planning for managing climate change in the NPS-UD. The proposals will result in a serious loss of trees and other vegetation in all areas. The introduction of the NPS-UD should be delayed until processes are in place to ensure:
 - (a) climate change measures such as green walls and rooves, compensation planting within a reasonable distance
 - (b) strengthened flooding and stormwater control measures including rain gardens, swales, water retention and water detention
 - (c) improved design standards to reduce ill-effects from intensification including but not limited to:
 - (i) Noise reduction within and from buildings and from traffic and work operations
 - (ii) intrusive and unpleasant building design
 - (iii) unsympathetic design
 - (iv) loss of daylight from existing homes without insulation and heat pumps
 - (v) street planting to mitigate high temperatures
3. I believe that the “Special Character Area” status should remain on Northcote and Birkenhead Points until there has been time for a proper review to identify appropriate changes. The standards for selection proposed by Council are too strict and risk losing some good quality character and historic buildings/homes because someone in the past has made an unsympathetic alteration or addition.
4. The character status should be retained as it protects the overall character of the area, including its heritage homes. If the “Special Character Area” status is removed, developers will be able to build 3x three-storey townhouses or apartments on nearly any residential site in the area. The knock on effect on the character and heritage homes will be significant. Particularly if there is no planning to reduce the risk of scattergun or peppercotting of ugly boxes unsympathetic to the neighbourhood or environment. As Julie Stout pointed out, this risks being a slum enabling bill.
 
5. I believe that Northcote and Birkenhead Points deserve to keep more of the character protection – reflecting our vibrant history and significance to Auckland’s development.
6. **Special Character Areas and Infrastructure Constraints** should be included as “qualifying matters” so that they can continue to protect the heritage of Northcote and Birkenhead Points.
7. **Walkable Catchments and Intensification** spread too far into the special character area below Highbury. We think this distance should be reduced so that development is focused on the key area close to Highbury, rather than extending down Hinemoa Street and Rawene Road. Before further intensification is introduced down Hinemoa St, provision should be made for a bus lane to allow buses to get through in the evening peaks.

Walkable Catchments and Intensification

- We agree that the proposed walkable catchments for the CBD, metropolitan centres and rapid public transport stops (1200m, 800m and 800m respectively) are sensible – they will help to focus intensification on areas where it is appropriate.
- We do not support Council’s proposal to apply the Terraced Housing and Apartment Buildings zone in areas up to 400 metres from town centres like Highbury, or 200 metres from local centres. We think these distances should be closer, because those centres are already quite small (with limited public transport links and parking), and would lose their neighbourhood feel if they are surrounded by a large band of high-density housing.

Special Character Areas

- We do not support Council’s proposal to include just the “identified” (blue dotted) special character areas as a qualifying matter. **All** existing special character areas should be a qualifying matter.
- Council’s proposed new rules for identifying “special character areas” are too narrow. The existing special character areas should all be retained, including Northcote and Birkenhead Points. They are areas of high character value with an important historical heritage. They should be protected for at least 5 years to allow for consultation and research to give the opportunity for the area to keep its distinctive character and unique history.
- Council’s scoring system is too restrictive:
 - The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its “special character area” status. The 66% threshold should be lower (eg 50% – still a majority of character houses).
 - Also, properties scoring 4/6 (which Council accepts are still “character supporting”) should be counted towards the percentage test as well, not just 5/6 or 6/6.
 - Also the scoring system should not penalise properties where someone has made an unsympathetic alteration or addition that could be remediated. Auckland needs to preserve the stock of old timber houses, shops etc that can be restored.
- Many other suburbs that are keeping their “special character area” status were surveyed in person by Council representatives doing site visits. Northcote and Birkenhead Points were just assessed using Google Street View, which means Council’s scoring for those areas does not properly show their true character status. As noted above, any decision to remove the character status should be deferred for 5 years to allow better analysis.
- Although I support the retention of the existing special character zoning for Birkenhead Point and Northcote Point, as a minimum I believe that the areas marked in blue in the following screenshot should be retained.
- I also believe that no area with an SEA should be subject to any zoning more intense than a single dwelling. And the new provisions should make the SEA controls stricter than they currently are - especially if subdivision is envisaged.



Infrastructure Constraints

- We support Council's proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter, meaning that infrastructure should be taken into account as a limitation on increased housing density.
- Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding, erosion, silting and sewage after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater and sewage infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff.
- Onewa Road is already above capacity for traffic, with severe gridlock every morning. Hinemoa Street has gridlock in the evenings. The area is not well served with public transport capacity (existing or planned). Any increased housing density which required commuting - particularly commuting by personal vehicle - would just add more traffic commuting to the CBD each morning, as most residents do not work locally.

Protection of our natural heritage and bush reserves

- It is extremely disappointing that parliament has passed rules which remove the terrestrial SEA overlays without adequate protection of native bush.
- The existing SEAs were already inadequate to their task. Under the old North Shore City Council plan, the residential and commercial bush protection zones were more robust and based on a stronger range of criteria.
- It is great that Council has tried to design Qualifying Matters to replace the SEA overlays - but these provisions should be strengthened. On their own they will be insufficient to protect bush sections - particularly given how small the minimum lot for subdivision has become.
- SEA provisions should be strengthened to minimise the risk that valuable bush is lost.
- This is particularly so around bush reserves such as Le Roys Bush/Little Shoal Bay and Rangatira Reserves.
- Le Roys Bush/Little Shoal Bay reserve is a very special walk popular with large numbers of local and visiting walkers. Its magic comes from the feeling of being in a beautiful natural environment away from traffic, buildings and other intrusions on peaceful relaxation.
- It is essential that not only are the private SEAs around Le Roys Bush protected but that additional buffer provisions are made to avoid visual intrusion into the walking track areas. We support the Friends of Le Roys Bush/Le Roys Bush Management Committee's submissions on this.



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

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Your details

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Name: Lynda Webster

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Many people will not walk over a km to catch a bus. They will drive and park all around the bus station, especially if it's raining. This will cause congestion and poor visibility of children trying to cross the road etc.

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

Tell us why

Slight improvement, but really still a bit far.

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

Tell us why

Too much intensification is unhealthy. Kids need to have gardens to play in, not doge the traffic as they try to play on the roads . NO trees left is really good for cleaning up greenhouse gasses, NOT. Even prison yards have trees.

Intensification around town and local centres

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

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

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

4. What do you think of our proposal 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

Reasonable to extend town growth that distance so long as there are lots of parks for recreation, playing and de-stressing in.

Children need to be able to play rather than sitting around in front of TVs and computers.

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

only if there is plenty of recreation area for the people who live in those tiny places.

Qualifying matters

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

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

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

Special Character Areas

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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

Replacing older character buildings with new small crammed in housing will destroy the whole character of the city and it will be like any other poorly designed grey city in the world.

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

Agree it's important to stay within the number of houses that the infrastructure can support. It would be very silly to allow high density housing when the water pressure is very low or storm water will not cope if there is no grass etc to absorb rain and downhill gets flooded.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Just thinking about sunlight in public spaces and feel you should include sunlight in every home. Lack of vitamin D is becoming an increasing health problem and is often not diagnosed as the testing is expensive.

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Name: Fiona Eagles

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

Reasonable and sensible - will encourage intensification in appropriate areas

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

Tell us why

Reasonable and sensible - will encourage intensification in appropriate areas

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

Tell us why

Reasonable and sensible - will encourage intensification in appropriate areas

Intensification around town and local centres

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

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

Tell us why

Reasonable and sensible - will encourage intensification in appropriate 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

Some town centres (such as Highbury) are not that large but are actually quite small (with limited transport links and parking) and they would lose their neighbourhood feel if they were surrounded by a large band of high-density housing.

Qualifying matters

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

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

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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 new rules are too narrow. The existing special character areas should all be retained, including Northcote Point and Birkenhead Point. They are areas of high character value with

important historical heritage and need to be protected. Once you lose heritage, it's gone forever. Only 3.6% of houses within Auckland are heritage homes, so let's protect them! In other countries, tour buses travel to heritage neighbourhoods to show the country's history. If these changes pass, they'll be hardly anything to show for our past!

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

In terms of the Council's scoring system, whether an area meets the 66% threshold is largely dependent on the streets that have been grouped together. For example the properties at north end of Church Street in Northcote Point (north of Faulkner St and Wilding Ave) drag down the overall rating of the rest of Church St from 75% being of Special Character to just 53%. The lines of the boundaries need to be reassessed and redrawn to protect those areas with a high quantity of 5s and 6s. A sensible adjustment to the boundaries would see a Special Character Area that include both sides of Rodney Rd and Clarence Rd, 1-38 Church St and a large portion of Queen Street that isn't already a SCA. I also understand (due to Covid) that Northcote and Birkenhead Point were assessed via Google Street Maps rather than in person and this is likely to have affected the Council's scoring and ability to assess the neighbourhood's true character status. This completely jeopardises the heritage in this area and the fact only a desktop review was carried out compared to other suburbs should be taken into account or the assessment redone in person.

Please add the following reasons to my earlier submission (and also refer to the attached appendix to expand on these points:

1. The assessment focuses on individual properties and fails to consider the area as a whole and however various elements interact. Nor does it reflect past trends of rejuvenation/renovation/improvement and continued future potential.
2. The assessment fails to consider the specific qualities of Northcote Point as outlined in Special Character Area statement in Schedule 15 of the Auckland Unitary Plan.
3. There is no evidence or explanation as to how Auckland Council determined the requirement of 66% needing to achieve a "5 or 6" in order for an area to qualify as Special Character.
 - A more flexible approach is warranted which would allow multiple pathways to protection, e.g.;
 - 60% of dwellings score "5" or above, or
 - 70% of dwellings score "4" or above, or
 - 80% of dwellings score "3" or above.

My understanding is that the council accepts a rating of "4" is still character supporting" and on that basis, my calculations have Northcote Point at 62% if dwellings that score "4" qualified were included, and rises to just under the threshold at 64% if the absurd notion of deducting a point for "poor integrity" was neutralised to a zero.

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

- It fails to consider the character of the area as a whole; and
- It has caused distortions in areas which are otherwise able to achieve 66%.
- Should Auckland Council proceed in the manner currently proposed, the loss of cohesiveness across the area will remove one of the key factors defining the area, meaning retention of the remaining areas would become harder to

justify into the future.

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

- Discrepancies, inconsistencies and limitations have been noted.
- Assessment via Google Street view is unacceptable. An in-person assessment (by suitably qualified heritage staff) must be conducted.

6. Alternative Options

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

7. Cost vs Benefit. Is it appropriate?

- The relatively small size of Northcote Point means the incremental benefit to be gained from full intensification is marginal. However, the costs of doing so are significant. The well documented integrity, character and heritage of a maritime suburb which played a key part in the history of Auckland will be destroyed.
- Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the costs far outweigh the benefits and therefore it would be inappropriate to intensify the Northcote Point Special Character

Area as currently proposed by Auckland Council.

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

Tell us why

Infrastructure constraints

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

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

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

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

To add to my previous response, I want to avoid our bush, streams, wetlands and beach from getting even more sewage overflows and stormwater floods. This is where children play and people and their pets enjoy the outdoors - so vital in this day and age. Don't let it be damaged further. Nature can only cope with so much and anymore would be too much!

Infrastructure should be taken into account as a limitation on increased housing density. We live in a very special and sensitive ecological area with Little Shoal Bay and Le Roys Bush, which are both badly affected by freshwater flooding after heavy rain. Increased densification will make that worse as more building site coverage means more stormwater runoff. I understand the building limits around Le Roys Bush may be reduced to two storeys but this will still have quite an impact. A huge number of people enjoy and benefit from these green spaces so we need to look after and treasure these areas of nature because the wildlife and ecology is already struggling with current status quo. Onewa Rd is also already well above capacity for traffic, with severe gridlock every morning and I haven't read any information anywhere about how the local schools are to cope or expand on their current footprint with a sizeable increase of new families in the area. Lastly, I have concerns as to whether the current stormwater, sewerage systems and water supply would cope also with an increase in population in this area.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay

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

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

I support:

- classifying all the existing significant ecological areas as qualifying matters;
- providing a buffer area around Le Roys bush and Little Shoal Bay walkways so that the view of factories, houses and other structures is minimised;
- designating the old coastal cliffs around the wetland as "Coastal Erosion" qualifying matters when rising sea levels come to the wetlands.
- classifying the Notable Tree Overlay as a qualifying matter as this protects scheduled notable trees across Northcote Point which are important to retain for many reasons; and
- classifying the Historic Heritage Overlay Place as a qualifying matter as it identifies specific properties of key heritage value (e.g. Masonic Hall, Northcote Tavern, key residential homes etc).

Important privacy information

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Feedback on NPS-UD and MDRS

Proposed zoning 10, 12 and 14 Moore Street, Hillcrest



Auckland Council's preliminary response to NPS-UD and MDRS viewer proposes that 10, 12 and 14 Moore Street be treated differently to the surrounding land. These three properties are presently proposed to be zoned Residential Mixed Housing Urban Zone – Modified, while the surrounding land is proposed to be zoned Two-Storey Single Dwelling Residential Area.

Feedback:

Support the zoning of the land presently indicated for Two-Storey Single Dwelling Residential Area fronting onto Glenfield Road and extending down Moore Street, Hillcrest (147, 149, 151 and 153 Glenfield Road, and 6, 8, 12A, 12B 14A, 16B, 20, 22, 28, 30 and 36 Moore Street). This will protect the historic and significant native bush presently located within this area (and protected as a Significant Ecological Area within the Auckland Unitary Plan).

Oppose the proposed zoning of 10, 12 and 14 Moore Street as Residential Mixed Housing Urban Zone – Modified. This proposed zoning is inappropriate in the context of the environment in which these properties are located, and will adversely affect the significant historic and ecological environment within which these properties form part.

Changes sought:

That 10, 12 and 14 Moore Street be zoned Two-Storey Single Dwelling Residential Area in the same way as the surrounding land to protect the significant historic and ecological environment in which they form part.

That the Two-Storey Single Dwelling Residential Area proposed for the land fronting onto Glenfield Road and extending down Moore Street, Hillcrest (147, 149, 151 and 153 Glenfield Road, and 6, 8, 12A, 12B 14A, 16B, 20, 22, 28, 30 and 36 Moore Street) be retained to protect the significant historic and ecological environment in which they form part.

Reasons:

Zoning 10, 12 and 14 Moore Street as Residential Mixed Housing Urban Zone – Modified would enable “islands” of increased density that would compromise the surrounding significant (and historic) native bush (presently protected as a Significant Ecological Area within the Auckland Unitary Plan) and irrevocably change the existing streetscape that presently celebrates the history of the area and blends seamlessly into the significant mature bush beyond.

The property at 14 Moore Street was subdivided in 1923 by Thomas Horton¹, and it is anticipated that the property at 10 Moore Street was subdivided and developed at the same time. From early aerial photos that I have been able to source, it shows that both properties have formed part of the Moore Street landscape since before 1940. A snip from an aerial photo taken on 22 April 1940 is attached below. This aerial photo shows not only the dwellings at 10 and 14 Moore Street, but also the well-established bush area beyond.

While 12 Moore Street is a more recently constructed dwelling, it has been constructed with a density and form sympathetic to the historic nature of the properties it is viewed alongside (10 and 14 Moore Street). It would be inappropriate to enable a higher level of density within any of these three properties.



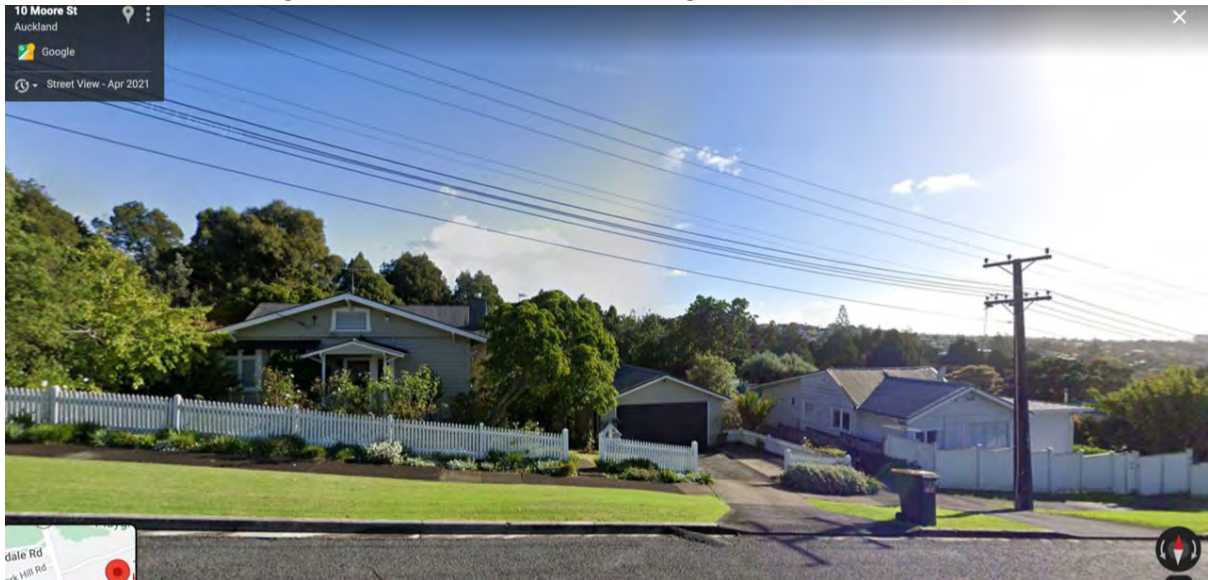
Aerial image taken 22 April 1940, sourced from retrolens.

¹ Certificate of Title (Historic) NA378/124. Thomas Horton was a colourful historic character within the Birkenhead area, and has warranted note within the Council’s records of the history of the area: [North Shore heritage thematic review — volume 2 \(parts 3-5\) \(aucklandcouncil.govt.nz\)](#) – see sections 2.1.3 (p206 and 347), and [North Shore heritage thematic review — volume 2 \(parts 6+\) \(aucklandcouncil.govt.nz\)](#) – see sections 2.3 (p372), and 5.1 (p383).

A more recent aerial photograph (taken from Council's GIS) show how all three properties are an integral part of the surrounding significant ecological area. Streetscape imagery also demonstrate this, and how the properties provide an open, historic streetscape that merges seamlessly into the surrounding bush.



10 Moore Street frontage (with 12 Moore Street to the right)



14 Moore Street frontage:





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

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Your details

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

Name: Michelle van Kampen

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Support the proposed walkable catchment being limited to 1200m from 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? Support

Tell us why

Support the proposed walkable catchment being limited to 800m from the edge of metropolitan centres.

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

Tell us why

Support the proposed walkable catchment being limited to 800 metres around 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? Support

Tell us why

Support the THAB zone applying to around 400m from large town centres with high accessibility. It should not extend further.

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

Tell us why

Support the THAB zone applying to around 200m from small town centres or large local centres with high accessibility. It should not extend further.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Support that special character areas should be protected including areas with high historic and significant ecological importance.

- 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

Support residential special character areas being identified as a qualifying matter. There are however instances where additional site should be included where they form part of and contribute to the significance, quality and character of the area and streetscape (eg. 10, 12 and 14 Moore Street, Hillcrest). These sites include a level of development that add to and contribute to the Significant Ecological Area and heritage buildings that surround them. See also attachment with further detail.

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

Tell us why

No comment.

Infrastructure constraints

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

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

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

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

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

Tell us why

No comment.

Other qualifying matters

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

See attached document. There are properties that form a critical interface with significant ecological areas that should be included as a qualifying matter/area. 10, 12 and 14 Moore Street Hillcrest form an important interface with the adjoining significant ecological area and to enable increased density and development on these sites would significantly impact the significance, quality and character of this part of Moore Street and the important area of native bush that adjoin these properties.

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Feedback on NPS-UD and MDRS

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Feedback:

Support the zoning of the land presently indicated for Two-Storey Single Dwelling Residential Area fronting onto Glenfield Road and extending down Moore Street, Hillcrest (147, 149, 151 and 153 Glenfield Road, and 6, 8, 12A, 12B 14A, 16B, 20, 22, 28, 30 and 36 Moore Street). This will protect the historic and significant native bush presently located within this area (and protected as a Significant Ecological Area within the Auckland Unitary Plan).

Oppose the proposed zoning of 10, 12 and 14 Moore Street as Residential Mixed Housing Urban Zone – Modified. This proposed zoning is inappropriate in the context of the environment in which these properties are located, and will adversely affect the significant historic and ecological environment within which these properties form part.

Changes sought:

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Reasons:

Zoning 10, 12 and 14 Moore Street as Residential Mixed Housing Urban Zone – Modified would enable “islands” of increased density that would compromise the surrounding significant (and historic) native bush (presently protected as a Significant Ecological Area within the Auckland Unitary Plan) and irrevocably change the existing streetscape that presently celebrates the history of the area and blends seamlessly into the significant mature bush beyond.

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While 12 Moore Street is a more recently constructed dwelling, it has been constructed with a density and form sympathetic to the historic nature of the properties it is viewed alongside (10 and 14 Moore Street). It would be inappropriate to enable a higher level of density within any of these three properties.



Aerial image taken 22 April 1940, sourced from retrolens.

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10 Moore Street frontage (with 12 Moore Street to the right)



14 Moore Street frontage:





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

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Your details

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

Name: Julianne Morgan

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

You can't just draw a line so and so many metres from a bus stop. Other considerations have to be taken into account as to whether it is appropriate to build buildings of six storeys or more in a particular location. Is the infrastructure in place to support the increased population. Not everybody will catch the bus. Most will drive. What about storm water? Grave danger to very precious native bush/urban rain forest, Le Roys Bush.

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

Tell us why

You can't just draw a line so and so many metres from a bus stop. Other considerations have to be taken into account as to whether it is appropriate to build buildings of six storeys or more in a particular location. Is the infrastructure in place to support the increased population. Not everybody will catch the bus. Most will drive. What about storm water? Grave danger to very precious native bush/urban rain forest, Le Roys Bush.

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

Tell us why

You can't just draw a line so and so many metres from a bus stop. Other considerations have to be taken into account as to whether it is appropriate to build buildings of six storeys or more in a particular location. Is the infrastructure in place to support the increased population. Not everybody will catch the bus. Most will drive. What about storm water? Grave danger to very precious native bush/urban rain forest, Le Roys Bush.

Intensification around town and local centres

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

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

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

Tell us why

You can't just draw a line so and so many metres from a bus stop. Other considerations have to be taken into account as to whether it is appropriate to build buildings of six storeys or more in a particular location. Is the infrastructure in place to support the increased population. Not everybody will catch the bus. Most will drive. What about storm water? Grave danger to very precious native bush/urban rain forest, Le Roys Bush.

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

You can't just draw a line so and so many metres from a bus stop. Other considerations have to be taken into account as to whether it is appropriate to build buildings of six storeys or more in a particular location. Is the infrastructure in place to support the increased population. Not everybody will catch the bus. Most will drive. What about storm water? Grave danger to very precious native bush/urban rain forest, Le Roys Bush.

Qualifying matters

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

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

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

Special Character Areas

‘Special character areas’ are older parts of the 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

New rules for identifying special character areas are too narrow.

- 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 included, not just a subset.

- 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

especially areas of ecological significance like Le Roys Bush, Little Shoal Bay, etc.

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure is already stretched. Need improved infrastructure first, then you can think about intensification of housing. It is being proposed in the wrong order.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Your details

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

Name: Warwick Bines

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Support in principle, but not at the expense of degrading areas of historic significance

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

Tell us why

Support in principle, but not at the expense of degrading areas of historic significance

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

Tell us why

Support in principle, but not at the expense of degrading areas of historic significance

Intensification around town and local centres

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

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

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

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

Tell us why

Support in principle, but not at the expense of degrading areas of historic significance

5. What do you think of our proposal to apply the Terrace 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 in principle, but not at the expense of degrading areas of special character / historic significance

Qualifying matters

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

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

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

Special Character Areas

'Special character areas' are older parts of the 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

Your proposal will have a significant negative impact on Northcote Point's special character

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

Tell us why

I'm particularly concerned with Northcote Point losing areas of special character protection, resulting in a potential patchwork of building that is not in tune with the special historic nature of the area (which should be preserved, once it's gone it's gone!). The infrastructure in the area is also not suitable for the proposed intensification. It's already a challenge to get out of the top of Queen Street onto Onewa road during weekday mornings. There is no regular commute options (no underground / no light rail, no linked cycleway, no walkable or cyclable bridge crossing, infrequent buses, and a ferry terminal that is almost never operational). There is also the implication of loss of vegetation that makes the area both appealing but also rich in bird life. the proposed increase in building height and height to boundary ratio's will have a significant impact the on views and light, especially with most of the historic housing stock have the main living areas on the ground floor, these types of homes need light to remain healthy living environments. Parking will also become an issue for local people and businesses with new developments not having to provision onsite parking .

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

If applied to Northcote Point I would trust the proposed intensification would be reversed

Other qualifying matters

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

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Name: Julie Donaldson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

does not affect my area.

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

Tell us why

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

Tell us why

does not affect my area

Intensification around town and local centres

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

Tell us why

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

Tell us why

Qualifying matters

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

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

Tell us why

This is very important to keep heritage in the character areas. They create the community.

- 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 assent focuses on individual properties and fails to consider the area as a whole and however various elements interact. nor does it reflect past trends or rejuvenation/renovation/improvement and continued potential.

The assessment fails to consider the specific qualities of Northcote Point as outlined in special character area statement schedule 15 of the Auckland Unitary Plan.

Arbitrary assessment boundaries producing illogical and/or irrational outcomes.

It fails to consider the character of the area as a whole and it has caused distortions in the areas which are otherwise able to achieve 66%

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

There are concerns over the use of Google street view. Discrepancies, inconsistencies and limitations have been noted. Assessment via google street view is unacceptable. An in-person assessment (by suitably qualified heritage staff) must be conducted.

Alternative options - the solution needs to be more nuanced, particularly in managing the buffer zone around key areas of bulk heritage.

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

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

Costal Erosion. Extends around the coast line and predicts future coastal erosion. Development within his overlay is limited to single house.

Historic heritage overlay Place. Identifies specific properties of key heritage value. (eg masonic hall, Northcote tavern, key residential homes etc)

Signification Ecological areas overlay - This provides protection of the bush and wetland areas associated with Le Roy's bush.

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Name: Simon O'Neill ONZM

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

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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

I do not support Council's proposal to apply the Terraced Housing and Apartment Buildings zone in areas up to 400 metres from town centres like Highbury, or 200 metres from local centres. I think these distances should be closer, because those centres are already quite small (with limited public transport links and parking), and would lose their neighbourhood feel if they are surrounded by a large band of high-density housing.

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

We do not support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

Council's proposed new rules for identifying "special character areas" are too narrow. The existing special character areas should all be retained, including Northcote and Birkenhead Points. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

We do not support Council's proposed residential special character areas. We think there are more areas that should be identified as a qualifying matter – ie, all special character areas, not just a subset.

Council's scoring system is too restrictive:

The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its "special character area" status. The 66% threshold should be lower (eg 50% – still a majority of character houses).

Also, properties scoring 4/6 (which Council accepts are still "character supporting") should be counted towards the percentage test as well, not just 5/6 or 6/6.

Many other suburbs that are keeping their "special character area" status were surveyed in person by Council representatives doing site visits. Northcote and Birkenhead Points were just assessed using Google Street View, which means Council's scoring for those areas does not properly show their true character status.

- 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

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

Tell us why

Other qualifying matters

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Name: Elizabeth Devlin

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

Makes sense to intensify housing where residents are less likely to need transport to get to work.

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

Tell us why

Consideration needs to be given to older neighbourhoods where existing communities would be torn apart by these new rules.

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

Consideration needs to be given to older neighbourhoods where existing communities would be destroyed by these new rules.

Intensification around town and local centres

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Tell us why

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

Tell us why

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Tell us why

The special character of a suburb is not defined by a handful of properties, it is defined by whole streets - the dominating essence of an area, not a token minority of houses. The proposed

qualifying matters do not apply enough properties in the areas you're attempting to protect to have any effect. Please revert to the sound thinking applied in the recently establish Unitary Plan.

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

Tell us why

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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

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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

It's logical, we shouldn't intensify housing in areas where the infrastructure won't support the additional population

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)

Are these guidelines provided for in the Unitary Plan - if so, why are we relitigating?

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Name: Peter Connor

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

1. Historic Character areas are an important in helping define the the city, and what we love about it. This will largely be lost if we reduce these areas to small "museum specimen" zones.
2. All the locations listed in the Unitary Plan schedule of "Buildings, Objects and Places of Heritage Significance" should be included as a qualifying matter, and continue to enjoy current protections as a minimum.

3. Development on properties adjacent to Buildings Objects and Places of Heritage Significance should be restricted to ensure that the development does not adversely impact on the heritage values of the scheduled properties.
4. All trees listed in Schedule 10: Notable Tree Schedule should be included as a qualifying matter, and should continue to have at least the same level of protections as they currently have.
5. Current legal protections for all urban trees on private property should be retained, and a process established to encourage further nominations for trees to be included on the Notable Tree Schedule.

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 All present Historic Character areas should be included as a qualifying matter, for the reason stated in the previous question.

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

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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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

- 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

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

Tell us why

Do not support if it is an historic area

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

Tell us why

Do not support if it is an historic area

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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

Need to keep the historic character areas of Auckland, once gone they can never be put back. I do not support the removal of character homes but would support addition to rear of properties away from street frontage and limited to 2 stories.

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

Tell us why

Areas like Devonport look to be pretty consistent whereas for Birkenhead and Northcote Points for example not so and is a real mish-mash which is going to look poor. I don't believe character homes should be able to be removed but do support addition of 2 story houses to the rear of properties away from street frontage.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

Character buildings - keen to see any character kept for Auckland.

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Name: Carol Brown

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

Support provided ensure new developments high quality with green spaces and adequate off street parking.

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

Tell us why

Support 800m – this will help to focus intensification on areas where it is appropriate. Requires safe walking - well lit streets and paths and easily accessible green spaces/parks. Need for building standards to ensure well built warm dry homes/apartments and not poor quality eyesore

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

Tell us why

Support this as close to transport hubs providing infrastructure in place and green spaces. Requires safe walking - well lit streets and paths. Need for building standards to ensure well built warm dry homes/apartments and not poor quality eyesores.

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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

Support this as close to transport hubs providing infrastructure in place and green spaces. Requires safe walking - well lit streets and paths. Need for building standards to ensure well built warm dry homes/apartments and not poor quality eyesores.

5. What do you think of our proposal to apply the Terrace 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 Council's proposal to apply the Terraced Housing and Apartment Buildings zone in areas up to 400 metres from town centres like Highbury, or 200 metres from local centres. These distances should be closer, because those centres are already quite small (with limited public transport links and parking), and would lose their neighbourhood feel if they are surrounded by a large band of high-density housing.

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

The proposed new rules for identifying “special character areas” are too narrow. Special Character Areas should be more than just about houses, but also the ambience of various suburbs. The existing special character areas should all be retained, including Northcote and Birkenhead Points. These are areas of high character value with an important historical heritage. They should be protected to ensure these areas keep their distinctive character and unique history. These areas are visited and enjoyed widely with many Victorian and Edwardian villas able to be admired from the sea as well as the street.

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

Tell us why

Northcote and Birkenhead Points were assessed using Google Street View, which means Council’s scoring for those areas is not robust and cannot be relied upon. These must be surveyed in person by Council representatives doing site visits.

Even where there are areas with a number of homes scoring 5 and 6 the proposed zone does not reflect this. For example reviewing the scores from 113 Queen St to 55 Queen St in Northcote Point shows a significant number of homes scoring 5 and 6 yet this side of Queen St is proposed to be mixed housing urban. And I can find no score at all for one villa at 69 Queen St that is clearly a 6.

How are the villas with a 5 and 6 rating to be protected?

How is the integrity of heritage listed homes to be retained if they can be surrounded by 3 storey and 3 homes on the adjacent section?

Council’s scoring system is too restrictive:

The proposal requires 66% of individual properties in an area to score 5/6 or 6/6 on a character assessment, before the area would qualify to keep its “special character area” status. The 66% threshold should be lowered to 50% so there is still a majority of character houses.

However, this still means that the transition between special character and denser zones needs to be carefully managed so the integrity of the special character homes is not undermined. Important to have a wide Special Character Area to avoid high density alongside low-rise homes. Properties scoring 4/6 (which Council accepts are still “character supporting”) should be counted towards the percentage test as well, not just 5/6 or 6/6.

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

Tell us why

Infrastructure constraints

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

Tell us why

This is essential - need for infrastructure to support increased density - roading, sewerage, parks and reserves.

Little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make that worse, because more building site coverage means more stormwater runoff. The area does not have the stormwater infrastructure to manage that – it is a sensitive ecological area that would be badly harmed by increased silting and runoff.

Onewa Road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally

Other qualifying matters

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Name: Richard Gallen

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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?** I don't know

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

Tell us why

There are some beautiful suburbs in Auckland with wonderful old houses that we basically destroyed our native forests to have built. Just bulldozing these into landfill would be almost criminal. Also, let's face it, the lack of an urban design rule in Auckland means that ugly AF apartment buildings that aren't built to last more than a couple of decades are likely to replace them. I think there are plenty of shoddy houses and buildings around that could do with being replaced by something new before sending the wrecking ball in to ruin the heritage suburbs. I also think that exemplary modernist houses of Auckland should also have some heritage 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

.

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

Tell us why

Some old business premises and precincts lend themselves to be restored as shopping or entertainment districts that become the star attractions of a vibrant liveable city, think of the Pearl District in Portland as an example of former industrial buildings reused for a modern entertainment precinct or Ponsonby Road a more local example of a shopping and entertainment area that has retained its heritage character. Many suburbs have a few special character buildings that are treasured stores, cafes or restaurants. If they were all pulled down and replaced by tacky and soulless new buildings or malls or carparks it would rob future Aucklanders of cool places to go out shop and socialise. Imagine Lincoln Rd or Westgate everywhere, no thanks.

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

Please add Significant Ecological Areas as a “qualifying matter”. I would like to see strong protection of Significant Ecological Areas by Auckland council by any means possible. I agree with the existing SEA overlay under the unitary plan and if adding this layer as a “qualifying matter” is the only way to protect these areas then please do it. Auckland’s urban forest is suffering a death by a thousand cuts and the pockets of contiguous bush that remain in the city need protection. Most people would not realise that many of Auckland’s forested areas are on private land and are only one chainsaw and a Saturday afternoon away from destruction. The urban forest on private land supports an abundance of native plants and animals and provides services for human health and happiness. It will be appreciated and enjoyed by future generations if we act now to protect it.

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Name: Le Roys Bush and Little
Shoal Bay Management Committee

Name of organisation/business: Le Roys Bush and Little Shoal Bay Reserves Management
Committee (and Friends of Le Roys Bush)

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

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

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

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

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

Intensification around town and local centres

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

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

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

4. What do you think of our proposal 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

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

It should be mitigated by significant replacement planting for every tree removed.

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

Tell us why

Subject to tree and bush protection, adequate infrastructure and mitigation of climate change and other environmental issues

It should be mitigated by significant replacement planting for every tree removed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

To reduce the risks of

(1) stormwater flooding with concomitant erosion of the streams

(2) sewage overflows polluting streams and beaches

(3) water runoff from hot pavements where there are no rain gardens or other provisions

(4) increased pollution of waterways from dog droppings, brake linings, etc where there are no silt traps on stormwater drains

Other qualifying matters

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

These additional qualifying matters include:

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

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

We support qualifying matters which will help protect the environment and ecology in areas such as Le Roys Bush and Little Shoal Bay reserves, eg

* classifying all the existing significant ecological areas as qualifying matters

* providing a buffer area around Le Roys Bush and Little Shoal walkways so that the view of factories, houses and other structures is minimised

* designating the old coastal cliffs around the wetland as “Coastal Erosion” qualifying matters when rising sea levels come to the wetlands.

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NPS-UD Friends of Le Roys Bush and LRB & LSBMC submission May 2022

Submission from the Le Roys Bush & Little Shoal Bay Reserves Management Committee and Friends of Wai Manawa - Le Roys Bush



Background

The government's legislation to enable higher-density housing has an important intent to provide more homes for our growing population.

All the main parties voted for the intensive housing legislation which was rushed through without adequate research, analysis and consultation.

It forces the Council to revise the Unitary Plan which was already set up to provide 900,000 houses and, in the process, the legislation risks seriously depleting our cultural heritage and the natural environment and the public's enjoyment of it.

The proposals mean that any section would be zoned to allow three units of 3 storeys, within 1 metre of the boundary, as of right - unless there are "qualifying matters" established by Council to preserve the special nature of the area.

It also removes various overlays including the SEA (Significant Ecological Area) overlay which replaced the old North Shore City Council's residential bush protection zoning. The SEA overlay is not as strong as the old NSCC zoning - but during its tenure we have not seen any significant developments intrude into the Le Roys Bush & Little Shoal Bay Reserves

What we risk losing

Many people enjoy a special wilderness experience walking through a reserve such as Wai Manawa / Le Roys Bush Reserve, listening to the sounds of the bush and enjoying the peace and tranquillity. With intensive population growth and increased apartment living, there will be a growing demand for restorative walks in a quiet natural environment with proven community health benefits. Some authorities support the concept of “forest bathing” and “bush schools” as having significant beneficial effects for mental health and well-being.

The presence of trees in suburbs also contributes to improved levels of general health. Anecdotal evidence from people who visit Le Roys Bush support that there is something very special about walking in the reserve to counteract grief, stress, depression, anxiety, exhaustion and other conditions.

As the population is intensified, these needs will also be intensified.

Le Roys Bush depends on native bush on private land

Most people are aware that many of Auckland’s bush reserves are narrow strips often dependent on Significant Ecological Areas (SEAs) of adjacent bush on private land. This is the case in Le Roys Bush - often one is walking within metres of private property - much of this bush that provides the ambiance is not part of the reserve. Most people who live around the bush accept this constraint on the use of their own property - as they benefit reciprocally from their neighbours’ protection of the bush on their place. This was highlighted in a public meeting some years ago when a meeting was held to object to the introduction of SEAs. The speaker opposing the intrusion of property rights was applauded by the audience. But when another speaker pointed out that the SEAs protected occupants from the intrusion of developers spoiling their views, the applause was noticeably stronger. Basically people came to live around Le Roys Bush because of the bush - and they value it on their and other people’s property. They vigorously oppose attempts by developers to intrude on the SEA controls.

There are also many standalone SEAs on private land that provide a valuable ecological function and also contribute to keeping the air we breathe fresh and clean.

The present Auckland Unitary Plan rules about SEAs only provide partial protection of the bush. Property owners are allowed to clear a site for a dwelling and some apply to have the SEA removed. There need to be stronger safeguards.

Unfortunately, from August this year the Government legislation will remove the existing SEA rules from the Unitary Plan.

The current SEA rules must be reimplemented and strengthened in the revised Unitary Plan.

NOTE: *The presence of weeds or rubbish in the SEAs must not be seen as a reason to remove the SEA status. Nor should the illegal destruction of native trees or bush.*

Intensification and subdivision for housing around reserves would inevitably mean that

- native bush would be cleared for development - resulting in a loss of ecological and environmental benefits
- more trees will be removed
- more land would be impermeable - meaning more storm water creating erosion and flooding
- more sewage will be generated - resulting in pollution in streams, wetlands and beaches
- there would be less room for planting more trees to counteract climate change

Intensive 3-storey development within 1 metre of the boundary without resource consents and any right of appeal and in the absence of any design standards would in some reserves

- intrude on the experience of being "in nature" with its proven health benefits
- deliver increased noise pollution
- impose increased visual pollution
- create "edge" effects that would cause the bush to degrade

This is happening at a time when more planting is being encouraged to protect the environment. And we are still suffering from Government and Council removing blanket tree protection some years ago.

Will an SEA Qualifying Matter be enough?

To cope with Government's one size fits all approach and the lack of time for decent research, it is much appreciated that Auckland Council is currently working on defining "qualifying matters" that will serve a similar function to the SEAs and hopefully protect valuable ecological and cultural heritage from further depletion.

It is hoped that Council will ensure that existing SEAs will be maintained and strengthened in the revised Unitary Plan. Where this is not possible Council should create incentives for property owners to protect bush areas around reserves by providing covenants free of charge and undertaking ecological maintenance in the covenanted areas. Alternatively where development or subdivision is proposed, Council must ensure that the affected land passes into public ownership.

The blue polygons in the screenshot below are proposed, subject to further consultation and analysis, as the minimum buffer zones required to protect the unique qualities of Le Roys Bush.



SEAs on their own are not enough to protect the wilderness feeling of being in a natural bush reserve. Walking tracks benefit from being distanced from visible buildings. Backyard bush and lawns provide a wider buffer from visual and noise pollution.

To preserve the wildlinks for native birds across Tamaki Makaurau, all SEAs should be treated as “qualifying matters” whether near a reserve or elsewhere.

Other issues

There should be no additional development in the Little Shoal Bay catchment area (bordered by Hinemoa St, Highbury, Onewa Road and Church St) until the infrastructure is available to

- handle increasing sewage overload to prevent the ongoing overflows of sewage into the Le Roys Bush and Little Shoal Bay reserves
- prevent any further increase in stormwater release into Le Roys Bush and Little Shoal Bay reserves - the current situation has resulted in major silting and pollution - resulting in the silting up of nearly all the rock pools on the streams and the almost complete destruction of the native freshwater fish in the upper Le Roys Bush stream

All significant trees and tree groups within sight of the Le Roys Bush and Little Shoal Bay reserves should be protected even if they are not listed in the Unitary Plan.

Time should be provided to list these trees and groups of trees as protected trees. This is essential because Birkenhead groups did not propose many local trees for listing as they believed that the existing blanket tree protection rules were sufficient. For the sake of climate change mitigation and ecological benefits, time must be allowed to identify and propose these trees.



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

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Your details

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Name: Catriona Colven

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

1/

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Tell us why

2/

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3/

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Tell us why

4/

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6/

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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

9/ Everything old around here. Sewage blocks a lot. Won't cope with higher density of homes.

Other qualifying matters

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

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10/

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Name: Brita Odersky

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

This will help focus intensification on areas where appropriate

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Tell us why

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Tell us why

These centers are already very small (limited parking and public transport). They would lose their neighborhood feel if they are surrounded by a large band of high- density housing.

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

Tell us why

The new rules are too narrow. The existing special character areas should all be retained, including Northcote and Birkenhead Points. They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

Auckland Council Website re Northcote Point May 2022

"With its many old villas and other historic features, a beautiful coastline and spectacular views, it is one of North Shore's most interesting heritage areas"

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

Tell us why

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

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

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

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

60% of dwellings score "5" or above or

70% of dwellings score "4" or above or

80% of dwellings score "3" or above

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

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

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

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

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

* Discrepancies, inconsistencies and limitations have been noted.

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

Alternative options:

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

Cost vs Benefit. Is it appropriate?

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

* Auckland Council have already confirmed that more than sufficient housing supply exists, we feel the cost s far outweigh the benefit and therefore it would be inappropriate to intensify the Northcote Special Character area as currently proposed by Auckland Council.

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

Tell us why

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Tell us why

Infrastructure needs to be taken into account as a limitation on increased density housing.

little Shoal Bay and Le Roys Bush are already badly affected by freshwater flooding after heavy rainfall. Increased densification will only make this worse, because more building site coverage means more storm water runoff. The area does not have the stormwater infrastructure to manage that- it is a sensitive ecological area that would be badly harmed by increased silting and run off.

Onewa road is already above capacity for traffic, with severe gridlock every morning. The area is not well served with public transport capacity (existing or planned). Any increased density would just add more traffic commuting to the CBD each morning, as most residents do not work locally.

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Name: Ellery Waterson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? 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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Government's new housing rules: What it means for Auckland

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Your details

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

Name: Catherine Boyle

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Definition of city centre needs to be clearer

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

Regard should be had to the character and history, NZ is one of the few countries in the developed world that has no regard for quality of housing

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

Tell us why

Qualifying matters

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

Retaining the history and character of suburbs such as Northcote Point, Parnell & Ponsonby should be a priority. There is no quality control of types of housing destroying the past to meet the needs of mass housing should be in areas with limited historical buildings

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

Northcote Point's character and history needs to be retained, build high density housing in suburbs that will not be destroyed by short term thinking. Most OECD countries value the quality of housing and history. In addition what regard has been paid to supporting infrastructure such as roads, water, sewerage

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

No regard has been given to suburbs that are special and unique - Northcote Point has an incredible history and is one of the few suburbs that retains a feeling of time gone by. Auckland Council and the government needs to carefully consider what it is destroying history cannot be replaced it should be valued. Build high density near train stations and transport hubs. Northcote Point cannot even get a working ferry service which in Sydney would be a no brainer as it is historic and a part of an inner harbour transport network

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

There is a large parcel of land in Whenuapai that is classified as lifestyle so cannot be developed just because it is on septic tanks meanwhile development in areas such as Kumeu are uncontrolled with no public transport. This is outrageous more attention needs to be paid to infrastructure before enabling mass housing

Other qualifying matters

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

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Name: Jocelyn Burlton-Bennet

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

My nearest town centre is Birkenhead, a small town centre with an intimate feeling. Currently this has a pleasant neighbourhood feel to it and building apartments close to the centre would lessen this feeling. It would also be out of character with the shops, which are at most 2 storeys high. This is an old part of Auckland and some of its appeal is because of that feeling of history, rather like Devonport. There is also limited parking and public transport options available in the surrounding 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.

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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

"Special character areas are what makes a city/area different from others. I do not want Auckland to look like every other city in the world. Historically we lost a lot of character/historic buildings to developers in central Auckland, which were replaced by tall concrete buildings, almost all with

little character or visual appeal. Those buildings of character e.g. the Ferry building, The Civic which were spared are now highly valued and appreciated. That should be a lesson to us all, once lost we can never get character back and so we need to safeguard it where we can.

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

Tell us why

I believe that the whole of Northcote Point and Birkenhead Point should be considered as areas of special character. My points in the main relate specifically to Northcote Point as it is the area with which I am most familiar.

I believe that Northcote Point should be regarded as a whole as it is a well defined geographical area, with a distinct border provided by the coastline on two major sides. It also has a unique community feel all of it's own. I have lived on Northcote Point for more than 60 years and I have always identified 'Northcote Point' as my community.

To segment Northcote Point into different areas, and classify some as 'special character' sections, or even parts of some roads but not others makes no sense to me. If the proposed designations are allowed as proposed by Council I believe that Northcote Point will lose it's cohesive character and become a disjointed unattractive part of Auckland.

Re. the special character designations allocated by Council as proposed. I believe that the methodology on which these are based is seriously inadequate/flawed for the reasons noted below. Thus designations made as a result of this cannot be justified, and as noted below underestimate the level of special character on Northcote Point.

1. To determine whether an area is identified as having special character from a numerical rating of individual properties does not take into account the special qualities of Northcote Point that were identified in the Special Character Area in Schedule 15 of the Auckland Unitary Plan. It also does not take into account how the elements within the Northcote Point Community interact and are interrelated.

2. I understand that the survey of Northcote Point conducted by Council consisted of sighting properties from the road, using Google Street view. I am concerned by this, as properties that cannot be seen from the street could not have been considered; a number of which would undoubtedly score '5' or '6'. Accordingly the percentages of homes reaching criteria for special character would have been underestimated.

3. Although a number of properties are not visible from the road those on the coastline and/or bordering Little Shoal Reserve are visible from the sea and/or the reserve. I believe that allowing greater site coverage and three storey buildings in these areas would significantly negatively impact the view from both the sea and reserve.

4. There is no evidence or rationale provided about how or why Auckland Council chose the requirement of 66% of properties needing to score '5' or '6' for an area to qualify as 'special character'. It would seem appropriate to employ a more flexible approach which would allow multiple pathways for such status and therefore protection. Examples of a more flexible approach

to gain 'special character' status include 60% of dwellings score "5" or above, 70% of dwellings score "4" or above, 80% of dwellings score "3" or above.

5. Using the current numerical ratings adopted by Council fails to count properties scoring 4/6, which Council itself accepts are "character supporting". I believe these should also be included.

6. Council has adopted arbitrary boundaries in its assessment, which, if drawn differently, could mean that additional areas would meet the criteria for special character status.

Northcote Point is relatively small in terms of Auckland overall, so little benefit would be gained from intensifying housing on Northcote Point and much would be lost. Additionally Auckland Council has confirmed that it has more than sufficient housing supply already so even the need for intensification on Northcote Point has not been established.

For the reasons noted above I believe that Northcote Point and Birkenhead Point should maintain their current special character status. Each is a unique clearly defined area with a well documented heritage. In terms of Northcote Point, this was firstly a Maori settlement, with a pa at the end of Northcote Point under the harbour bridge, and then as a maritime suburb that contributed to a key part in the history 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 believe this is imperative and that both Northcote Point and Birkenhead have significant infrastructure constraints which should be considered as qualifying matters.

Re. Northcote Point. Northcote Point has only one road that enables entry onto Onewa Road, which is the route needed to cross the Harbour Bridge to the city and beyond. Already with the existing housing on Northcote Point exiting from the area onto Onewa Road is challenging during peak hours, with lengthy delays to access Onewa Road and unpredictable wait times a daily event. Traffic lines have on occasions even extended from the top of Queen Street down and beyond Rodney Road to Council Terrace. This would only get worse with greater housing being made possible.

With heavy rainfall waste water and sewage already flows into Le Roys bush, the freshwater water area and the sea. This is testament to the fact that the current infrastructure is inadequate for the situation as it is today. With greater frequency and severity of weather events predicted the prospect of pollution in the area worsens. It would be worsened further if greater intensification of housing is allowed adjoining Le Roys Bush. Le Roys bush and the freshwater area adjoining it are unique and highly sensitive areas, which deserve protection.

Other qualifying matters

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

I believe that there are five additional qualifying matters that should be taken into account when considering Northcote Point and Birkenhead Point.

These are:

1 Significant Ecological Areas Overlay

2. Notable tree overlay.

3. Coastal Erosion.

4. Historic Heritage Overlay Place.

5. Cultural heritage.

Significant Ecological Areas Overlay.

Le Roys Bush is a unique ecological area which includes native bush and trees, and populations of threatened and endangered species, including short and long fin eels and, banded kokopu and inanga.

The area is deeply appreciated by the communities of Northcote Point and Birkenhead Point and surrounding communities, and perhaps never before have such places been more important in helping preserve positive mental health and feelings of community.

Many people have worked extremely hard over the years to maintain and enhance this taonga, and assisting those on neighbouring properties to get rid of weeds and rodents that threaten the native trees and birdlife that thrive within Le Roys Bush. As a result of strong community input there has been a noticeable increase in tui, kereru, and piwakawa in the area. It would be a tragedy if this area was jeopardized by allowing more intensive housing close to the bush.

Le Roys Bush and its surrounds is a very sensitive ecological area and anything that threatens one part, affects all others. Many of the trees connected with Le Roys Bush grow on private properties and would be at risk of being cut down if the current protections are not in place and multiple dwellings are sited on the periphery of Le Roys Bush. Visually, both walking in the bush and viewing it from Little Shoal Bay reserve etc the impact would be disastrous.

Of concern also is the inevitable increase in stormwater flooding that would occur with more intensive housing as proposed.

I believe it is imperative that a buffer zone be put in place around the Le Roys Bush tracks wherein native trees and bush are protected and design standards for buildings are enacted to control noise pollution and intrusive visual elements that would detract from the experience of walking in the bush.

Notable tree overlay.

I believe it is extremely important that the notable tree overlay is a qualifying matter. Preserving and safeguarding native trees in the area is extremely important to provide native corridors for birds to move between larger tracts of bush.

Coastal Erosion Overlay

A number of areas on the coastline of Northcote Point and Birkenhead Point have been identified as being at risk of coastal erosion and there have been significant slips already, e.g. on the clifftop of 18 Clarence Road. With greater frequency and severity of weather events forecast the danger of coastline erosion inevitably increases over time. Intensifying housing on these properties would further increase the risks. Thus it would be judicious to limit housing within this overlay to a single dwelling.

Historical Heritage Overlay

There are a number of properties of key heritage value on Northcote Point that deserve protection, including the Masonic Hall in Rodney Road, the Northcote Tavern on Queen street. Additional to these is a number of residential homes that were previously commercial premises, e.g. a butcher's shop on Queen Street, and a grocers. These are known to many locals and play an important role in the special character of Northcote Point.

Cultural Heritage Overlay

Regrettably I am not as familiar with this aspect of Northcote Point as I should be. However, I am aware that Northcote Point was the site of a Maori pa, and that Little Shoal Bay (Wai Manawa) was an important source of kai moana. There is also an historic track that was used by Maori located on the periphery of the Little Shoal Bay Reserve beside Clarence Road. I believe it is important that these aspects of Northcote Point are more widely recognized and measures are taken to safeguard them.

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Name: Jane Henderson

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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

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

Tell us why

I think we already have enough close intensification happening in Birkenhead shopping area, it doesn't need to spread any further as it will negatively impact the colonial special character of our area.

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

Tell us why

There are enough high intensity areas in Auckland suburbs already like Albany, Westgate, New Lynn, Henderson, New Lynn etc. These have better transport links than we do as well to accommodate. Most have trains or express bus lanes to help with public transport solutions. Onewa Road our main road to/from the city doesn't cope with the amount of commuters already!

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 not relevant to Birkenhead as we have no rapid transit stops. Keep the intensification to those areas that have that facility in place already.

Intensification around town and local centres

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

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

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

Tell us why

I think the existing unitary plan is doing enough to help Auckland with its need for more housing. Our small town roads and layout won't cope with that many more people/houses/apartments.

- 5. What do you think of our proposal to apply the Terrace 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 distance sounds close enough to the small town centre - likely to be covered by the unitary plan 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

I think that we need to protect our heritage, the colonial architecture is special and it would be sad to lose it over time. I think that people should be able to make take down old run down villas and make new builds in keeping with the hertiage style. For example the apartment on the corner of Maritime Terrace and Hinemoa Street. They are new but in keeping with the area.

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

Tell us why

I have heard that the overlay was done during lockdown via google earth. I think that this analysis should be done in person. I don't understand why central government aren't taking the time to look at the special character homes in more depth - a blanket approach isn't right. Some properties need protecting more than others.

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

Tell us why

There are some amazing heritage building in our area that need to be protected. The old style vibe that the architecture makes the neighbourhood. The detail and visual artworks that they create need to be cherished and tell a story about our past. Those that are already in good condition should be kept that way. Just like Napier has the Art Deco style or Oamaru has it's white stone buildings. We want to represent the early settlers that were linked to businesses like the Chelsea Sugar works, where they shopped at Stott the butchers. We have a great heritage trail in the area that takes people around these heritage buildings. I love seeing the old photo of the Bridgeway cinema, not much has changed over the years the classic style should be valued.

Infrastructure constraints

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

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

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

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 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 needs to support the buildings and its people or you will be seriously effecting our environment and indirectly the mental health of our locals. We already have traffic jams in Birkenhead at peak times, causing pollution and stress. We have parking issues in tight streets like Mariposa Ave. We have stormwater and silt run off issues from the influx of housing already, if additional high density sites go into the existing infrastructure when it can't cope that will ultimately cause the council endless cost and issues. There is an obligation to take care of our special native resource of Le Roys Bush we need to protect the bush area for the fauna and flora and again the local's quality of living - this is a gem of our area and it needs to be retained and enhanced and not compromised.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Can I please add that you need to protect Le Roy's bush as it is a significant ecological area that is valued by locals and it's visitors, this needs to have a qualifying matter in place. The properties that back onto the bush shouldn't be extending the bush as it needs to keep the green space and also ensure no run off or destruction to the bush and waterways.

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

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Your details

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

Name: Craig Colven

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

1: Unity plan already has enough 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

2: There is enough capacity already for high density living and housing within a walkable catchment area of the 10 metropolitan centres in the unitary plan being Papakura and Manakau, Botany and Sylvia Park, New Lynn and Henderson, Newmarket, Westgate, Takapuna and Albany.

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

Tell us why

3: Already have enough capacity for higher density housing in a walkable catchment area of these centres and rapid transit stops.

Intensification around town and local centres

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

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

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

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

Tell us why

4: The special character zone in Northcote Point should be increased to cover more of the suburb to prevent special character houses being surrounded by terrace housing, thus affecting the character of the whole neighbourhood. The suburb needs to retain special character as a whole, as individual houses alone do not create the Historic character of Northcote point.

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

Tell us why

5: The special character zone in Northcote Point should be increased to cover more of the suburb to prevent special character houses being surrounded by terrace housing, thus affecting the character of the whole neighbourhood. The suburb needs to retain special character as a whole, as individual houses alone do not create the Historic character of Northcote point.

Qualifying matters

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

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

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

6: It appears special attention to detail was not heeded and that the special character in Birkenhead Point and Northcote Point was assessed via ‘google maps’, whereas most other places in Auckland were visited in person.

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

7: The Council Unitary plan there has already been made available an excess of building sites (900,000), so this whole process seems unnecessary and once these changes go through we can never go back to regain this history of our city which is the diversity we all value in Auckland.

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

Tell us why

Historical protection need to remain.

Infrastructure constraints

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

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

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

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

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

Tell us why

9: frequent stormwater and sewage overflows with blocked up old piping leading to unpleasant odours. No ferry regularly for last 4 years on Northcote point and few buses. Foot paths in abysmal condition. Limited parking because of many narrow street that with more dwelling could prove safety risk for fire call outs etc. Not many in and out road so much congestion as marooned by the busy onewa road.

Other qualifying matters

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

10: The loss of trees/canopy with intensification is important as is the protection of areas with Māori significance which Northcote point has. LeRoys Bush is a massive asset to the area and it should not be touched – the more dense we live the more important green spaces are to as the lungs of the urban city space.

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

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Your details

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

Name: Katherine Gabriel

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

10 mins maximum - can you provide cover in all areas for 15 mins? How do families get younger kids to go 1.2kms? Wheelchair walkers?

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 agree in principle, unless there are heritage areas/streets/buildings/houses that will be negatively affected by creating this catchment

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

Tell us why

I agree in principle, unless there are heritage areas/streets/buildings/houses that will be negatively affected by creating this catchment

Intensification around town and local centres

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

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

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

4. What do you think of our proposal 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 agree in principle, unless there are heritage areas/streets/buildings/houses that will be negatively affected by creating this 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? Other

Tell us why

I agree in principle, unless there are heritage areas/streets/buildings/houses that will be negatively affected by creating this catchment

Qualifying matters

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

Ecologically, Le Roys Bush contains threatened and endangered species e.g. short and long fin eels, fern birds, etc. Protection of these species depends upon the habitats and environs continuing to be maintained some of which some currently reside on private property, and the New Zealand Fresh Water Policy Statement 2021 indicates the Council is obligated to protect or enhance the habitats of threatened or endangered species. Intensification as proposed is likely to increase stormwater flooding in Little Shoal Bay, and the primary pipe can only cope with 50% of a 1in 2 year event, putting community infrastructure at further risk. Rising sea levels are likely to erode more of the Bay and Bush area, and preserving the species we have becomes more important.

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

Tell us why

Areas within Devonport, Northcote Point, Birkenhead Point in particular, along with St Marys Bay around to Pt Chevalier, should have their assessment criteria for rating heritage houses strengthened - these are areas that are cornerstone cultural and historical areas for all of our ancestors pathways to access Tamaki Makaurau and deserve respect in preserving. Tamaki Makaurau lost so many heritage buildings by previously allowing developments/renovations e.g. the 1980s so what remains of these buildings are no longer classified as special character - a way forward for these areas is to have on the street assessments of heritage properties not just google earth photography, have heritage corridors like whole streets to be protected e.g. Hinemoa St, Queen Street (NP). We have an opportunity to return our historical houses fully and create areas into a walkable and places people want to come to.

- 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

Areas within Devonport, Northcote Point, Birkenhead Point in particular, along with St Marys Bay around to Pt Chevalier, should have their assessment criteria for rating heritage buildings strengthened - these are areas that are cornerstone historical areas for all of our ancestors pathways to access Tamaki Makaurau and deserve respect in preserving. Tamaki Makaurau lost so many heritage buildings by previously allowing developments/renovations e.g. the 1980s so what remains of these buildings are no longer classified as special character - a way forward for these areas is to have on the street assessments of heritage properties not just google earth photography, have heritage corridors like whole streets to be protected e.g. Hinemoa St, Queen Street (NP). We have an opportunity to return our historical buildings fully and create areas into a walkable and places people want to come to.

Infrastructure constraints

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

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

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

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

Completely support the retention of protection and viewshaft for Aucklands War Memorial Museum Complex, and Aucklands isthmus areas.

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Your details

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Name: Mark Brown

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

1. What do you 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

Reason 1- Many of the town centres in Auckland have experienced a downturn in retail activity in the last 20 years due to the mega shopping malls and online shopping. These town centres have plenty of capacity for residential development which would help revitalise the retail businesses which are left. We need to focus on intensification of city or town centre first before destroying any more suburbs of Auckland.

Reason 2 - Many of the urban area in Auckland close to town centres and along transport routes are already zoned high density, which are also providing enough expansion capacity for Auckland. The quality of the architecture for residential developments within these high density areas, especially in the last 5 years, is extremely poor. Unfortunately council seems to be approving any design no matter how inappropriate or unattractive it is. Therefore I am concerned that further intensification will destroy the few special architectural and historical suburbs that we have left.

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 reason as above. Focus on intensify own centres first. They need to be brought back to life. There is already enough capacity within existing high density 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

I do not support just in case my local town centre of Birkenhead is confused as a rapid transit stop. Which it is not.

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal 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 as there would be a risk of residential areas which have high architectural significance being part of this broad rule.

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

Same reason as above. The rule is too broad. There always need to be exceptions to protect important assets of Auckland such as historical suburbs.

Qualifying matters

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

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

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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

Special character areas need to be protected.

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

Tell us why

This makes no sense. Birkenhead and Northcote points are historical areas with very important buildings throughout. Council clearly haven't made an effort to view these buildings. Why has all of Le Roy terrace marked as having heritage buildings and other parts not. This makes no sense.

- 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

Focus on providing infrastructure on high density and and town centres that we already have.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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Name: Alicia Bullock

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

One size fits all approach is not appropriate, particularly given the specific nature of many small-town community hubs.

Qualifying matters

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

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

Tell us why

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

Tell us why

Infrastructure constraints

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Tell us why

It is vital that stormwater infrastructure constraints be included as a qualifying matter. Aucklanders already face the impacts of stormwater flooding as a result of mismanaged and compromised stormwater systems; and the stormwater network relies on natural streams to convey unsustainable volumes and velocity of stormwater, at a huge cost to the environment and community wellbeing. This has been a result of the increase in impervious surfaces in recent decades via infill subdivision/housing. Further intensification, with the resulting impervious surfaces, without consideration of stormwater infrastructure, impacts and adverse effects on the downstream receiving environment will be disastrous.

Other qualifying matters

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Re qualifying matters identified at page 4 [albeit, there are no page numbers on consultation document!] including matters of national importance under section 6 of the RMA; matter required by any other National Policy Statement; matter required to give effect to the HGMPA 2000: The consultation document states that "the zoning proposal to respond to these qualifying matters is either the Two-Storey Single Dwelling Residential Area or Two-Storey Medium Density Residential Area. This is an absolute joke. It is a absurdly simplistic approach that will fail to protect these qualifying matters. We own a property with a Significant Ecological Area on it, which includes a stream. We have restored the SEA and stream, and now have a community group of neighbours along the stream corridor, working together to restore, protect and enhance the stream/SEA. We watch our land, the SEA, the streambanks wash away under the devastating impacts of mismanaged stormwater discharges; with many developments around us being consented and constructed, causing greater and greater damage. The proposal does not protect Auckland's streams from the impacts of upstream development. Without taking an integrated catchment management approach to development, the intensification in our stream catchments across Auckland will destroy freshwater and terrestrial habitat for wildlife including taonga species (we already have our own evidence of this occurring) and have huge sediment impacts on the Hauraki Gulf and other marine areas. A zoning approach that puts Te Mana o Te Wai and the life supporting capacity of water at the heart of decisions on intensification must be implemented. These must be qualifying matters and they must be secured within the intensification proposals and given effect to through proper planning and management. The current proposal not only gravely threatens our freshwater, marine and terrestrial environment from the impacts of stormwater but also the very wellbeing of Aucklanders - we speak from the experience of the severe mental health toll that the existing stormwater situation has taken on ourselves and members of our stream community group. This will only become even more severe under the proposal.

We would like to note that we have only just now been able to make a submission - the consultation period was less than 3 weeks - this is not enough, particularly for changes that are so fundamental to communities and te taiao.

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Name: Jiyoun Jun

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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Name: Sarah Gibbs

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

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Tell us why

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Tell us why

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

Tell us why

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Tell us why

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Tell us why

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

Tell us why

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Tell us why

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

I would like to make a submission opposing the proposed "two storey" zone in Seaview Ave (Northcote 0627) because:

It is unnecessary

It looks like development has been restricted due to the presence of mapped SEA on parts of these properties. If so, the mapped SEA areas are already unavailable for development. Limiting development on the remainder of the section does not protect the SEA bush more than enforcing the SEA would. If greater protection of the mapped SEA areas are desired, strengthening the SEA provisions (e.g., by quantitatively monitoring canopy cover with LiDAR data and holding landowners responsible for significant unreported changes in the SEA) would be more effective than restricting development on the remainder of the site.

In addition:

- some properties (e.g., 10a) are already developed to a 3-storey equivalent height
- if the proposed two storey restriction is due to concern over engineering suitable for the site contour, this is a Building Permit matter.

It is unfair

The SEA bush (while I support it fully as a mechanism to protect ecological values in an area I love) already places significant development constraints on the properties identified. These do not appear to be recognised (e.g., with a rates rebate or similar). But now you want to place further development controls on the area outside the SEA envelope?

If the constraint is to protect the "street view" or similar, it is unfair that houses built as late as the mid-1970s are restricted, while much older houses in more prominent positions that influence "street view" more (e.g., #8 and #17) are zoned for the standard 3 storey height.

It is unsustainable

Firstly, we already have a housing crisis in Auckland, and projections indicate we will need to fit around another million people into Auckland within my lifetime. These properties are a three minute walk from the bus stop, a 15 minute commute by bus into the CBD, and have good access to facilities such as public open space / beaches / shops / medical facilities / churches / schools / infrastructure (reticulated water, sewage, fiber). These are exactly the types of areas that need to be intensified to protect outlying ecological areas and food producing soils from sprawl and to prevent the need to construct more infrastructure.

Secondly, existential crises such as climate change require things to be done differently. My house, for example, was built in a time when families had many more children over a longer period. This is no longer the case. A three storey height allowance would enable me to:

- develop in a way that assists my sons to live in this area and raise their families here, if they want to, or to rent units out - instead of being the little old lady in a four bedroom house 15 minutes bus ride from the CBD with a collection of cats, while others are in housing poverty or have to commute for hours.
- locate water tanks under the house that could collect roof water and use it for laundry, watering the garden and flushing toilets. (While a connection to the reticulated potable water supply would still be necessary, this would significantly reduce both runoff and use of potable water supplies.)
- have better access to sunlight to place solar panels on the roof.
- have three modestly-sized dwellings on the property, but with a stud height that means they don't feel like living in a rabbit warren.
- provide space for things like proper bike storage areas and 'working from home' areas. (Let's face it, even if we all switch to electric cars tomorrow, we're not going to get to net zero if we continue to have 3 cars for every 2 people and make all our trips with cars. Less trips in general, and more local trips by bike or walking, will be required.)
- have flat roofs with rooftop gardens (because the side walls can be high enough)
- still grow some fruit trees on the property, because I will be able to go up, not out to the maximum front and side yards.

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Name: Annette Hay

Name of organisation/business:

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Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

Infrastructure constraints

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

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

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

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

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Your details

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Name: S Brennan

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** Do not support - I do not think special character areas should be a qualifying matter

Tell us why

A lot of energy seems to have been spent on identifying and protecting villas in the central suburbs, while our area got a quick once-over on google maps. We are in an area adjacent to Leroy's

Bush, and under this plan will be losing Significant Ecological Area protections on housing areas adjacent to the reserve.

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

Central suburban areas ripest for increased density seem to have blanket protection, while ecological protections have been removed.

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Do not support

Tell us why

We have already had a recent landslide on council property next to our house that has damaged public access ways. We are waiting to hear from EQC about next steps in remedying this damage. Our uphill neighbours have exceeded current permeable surface

allowances, which has poured water down our driveway and over the cliff, helping to create slip conditions. Further intensification will only worsen this problem of runoff and subsidence, and reduce water quality in the harbour further through sewage overflows.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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Name: Yuhua Liu

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be closer

Tell us why

Intensification around town and local centres

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- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Do not support - I think it should be closer

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be closer

Tell us why

Qualifying matters

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6. What do you think of our proposal to include identified special character areas as a qualifying matter? Support

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? Support

Tell us why

8. What do you think of the proposed business special character areas that we have identified? Support

Tell us why

Infrastructure constraints

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9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Support

Tell us why

Other qualifying matters

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Name: Jian Qian

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be further

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Do not support - I think it should be further

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Do not support - I think it should be further

Tell us why

Intensification around town and local centres

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- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. What do you think of our proposal to include identified special character areas as a qualifying matter? Support

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? Support

Tell us why

8. What do you think of the proposed business special character areas that we have identified? Support

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

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Tell us why

Other qualifying matters

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Local Public Views Overlay

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Name: Yanwang He

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre? Support

Tell us why

it's convenient for walking

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres? Do not support - I think it should be further

Tell us why

it's better to be kilometers away

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops? Support

Tell us why

it's convenient for using public transport

Intensification around town and local centres

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4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility? Support

Tell us why

it's convenient for shopping

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility? Support

Tell us why

it won't have much effect on small town centres

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

to protect meaningful buildings

7. What do you think of the proposed residential special character areas that we have identified? Support

Tell us why

okay at this point

- 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

more business special character areas should be identified

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

Focus on infrastructure

Other qualifying matters

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Name: Guiju Zheng

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** 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?** Support

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** Support

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** 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? 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?

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter? Other

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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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Name: Sally Chen

Name of organisation/business: Wellbeing Charitable Trust

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** I don't know

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** I don't know

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

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Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

- 4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?** I don't know

Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** I don't know

Tell us why

Qualifying matters

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- 6. What do you think of our proposal to include identified special character areas as a qualifying matter?** I don't know

Tell us why

- 7. What do you think of the proposed residential special character areas that we have identified?** Do not support – I think there are areas that should not be identified as a qualifying matter

Tell us why

- 8. What do you think of the proposed business special character areas that we have identified?** 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.

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Tell us why

Other qualifying matters

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Name: Xiuzhen Wan9g

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Do not support - I think it should be closer

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Do not support - I think it should be further

Tell us why

Qualifying matters

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6. What do you think of our proposal to include identified special character areas as a qualifying matter? Support

Tell us why

7. What do you think of the proposed residential special character areas that we have identified? Support

Tell us why

8. What do you think of the proposed business special character areas that we have identified? Support

Tell us why

Infrastructure constraints

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Tell us why

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Name: Yongshui Che

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

- 2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?** Support

Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

Intensification around town and local centres

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Tell us why

- 5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?** Support

Tell us why

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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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

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Tell us why

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Name: Evan Liu

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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- 1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?** Support

Tell us why

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Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** Support

Tell us why

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Tell us why

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The government should invest more in housing and turn Auckland into a super international metropolis.

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Name: Jeans Wei

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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Tell us why

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Tell us why

- 3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?** I don't know

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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The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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

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Tell us why

Other qualifying matters

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Government's new housing rules: What it means for Auckland

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Name: Lin Nie

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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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

Broaden your horizons and it's more likely to present the charm of a metropolis

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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Tell us why

Better economic development

5. What do you think of our proposal to apply the Terrace 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 it's good for economic development

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

I trust the authorities will take everything into account

7. What do you think of the proposed residential special character areas that we have identified? Support

Tell us why

Trust the government

8. What do you think of the proposed business special character areas that we have identified? Support

Tell us why

For the reasons given above Trust the government

Infrastructure constraints

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Tell us why

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Other qualifying matters

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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?** Do not support - I think it should be further

Tell us why

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Tell us why

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Tell us why

7. What do you think of the proposed residential special character areas that we have identified? Support

Tell us why

8. What do you think of the proposed business special character areas that we have identified? I don't know

Tell us why

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From: Michael Campbell <michael@campbellbrown.co.nz>
Sent: Saturday, 30 April 2022 5:33 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Feedback on Preliminary Response

Hi

The attached feedback refers.

Kind regards | Ngā mihi nui

Michael Campbell | [Director](#) | [BREP \(Hons\)](#) | [MNZPI](#)

Campbell Brown Planning Limited

Level 1, 56 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

Cell 021 278 9018 | DDI - Ph 09 394 1696 | Ph 09 378 4936 | michael@campbellbrown.co.nz |

www.campbellbrown.co.nz



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FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON PROPOSED CHANGES TO UNITARY PLAN TO ADDRESS THE NATIONAL POLICY STATEMENT: URBAN DEVELOPMENT AND THE HOUSING ENABLING ACT 2021

To: Auckland Council

Name of submitter: Tara-Lee Carden

This submission provides feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban development and the Housing Enabling Act 2021. In particular, this feedback relates to land located along Island Bay Road in Beach Haven. This property falls within the Kaipātiki Local Board area.

The submission is concerned with the proposed zoning that has been identified along part of Island Bay Road.

The specific provisions addressed by this feedback are as follows:

- a) Proposed Zoning - The proposed zoning for Island Bay Road features a combination of both Two-Storey Single Dwelling Residential Area and Residential – Mixed Housing Urban Zone – Modified, as indicated in **Figure 1**.

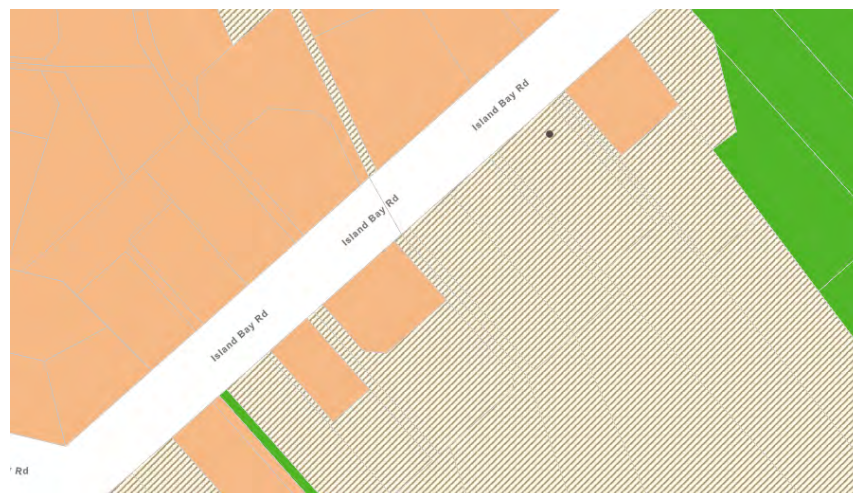


Figure 1 – Proposed Zoning Changes

The submitter has the following feedback in relation to the proposed zoning:

- a) The submitter notes that the preliminary response viewer for the NPS-UD and MDRS notes that this area is subject to a Significant Ecological Area (SEA) Overlay as a Qualifying matter. However the SEA is only located on the lower areas of the site. The upper areas of these sites that front Island Bay Road are not covered by the SEA. These areas that front Island Bay Road are generally flat and they would be suitable for further development in line with the outcomes sought by the Housing Enabling Act 2021. The submitter considers that the Residential – Mixed Housing Urban Zone – Modified should be applied to the top portion of the land fronting Island Bay Road. This covers the land from 34-64 Island Bay Road, as indicated in **Figure 1**.



Figure 2 – Proposed Zoning Changes

The submitter’s concerns would be addressed if Unitary Plan was amended in the following way:

- a) That the land tope areas of land at 34-64 Island Bay Road is rezoned to Residential – Mixed Housing Urban Zone – Modified as set out in **Figure 2** above.
- b) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Michael Campbell
Campbell Brown Planning Limited
For and on behalf of Tara-Lee Carden as its duly authorised agent.

Date: 30 April 2022

Address for service of submitter:

Tara-Lee Carden
C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Michael Campbell

Telephone: (09) 378 4936

Mobile: (021) 2789018

Email: michael@campbellbrown.co.nz

-----Original Message-----

From: david.macpherson@

Sent: Friday, 6 May 2022 9:21 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: 11A Vincent Rd Northcote Pt - MPS-UD MDRS Sub (Bray-Macpherson)

Please find attached a submission to the draft Unitary Plan, plan change proposals for the councils consideration.

Thanks for the opportunity to do this at this early stage.

Regards

David Macpherson

Planwell

Cell 021915223

[Find out more about Auckland Council's Election]<https://aklcouncil.sharepoint.com/sites/teams-groups/SitePages/elections-team.aspx?web=1+&utm_source=email_footer&utm_medium=email&utm_campaign=Elections-2022&utm_id=PRO-0804-Elections-2022>

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PLANWELL – PLANNING & RESOURCE MANAGEMENT SERVICES LTD
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 PO BOX 36542 AUCKLAND 0748
 DAVID MACPHERSON | 021 915 233 | David.Macpherson@xtra.co.nz

6/5/22

Auckland Council

Private Bag

via unitaryplan@aucklandcouncil.govt.nz
 & through [portal & akhaveyoursay.nz/housing](http://portal.akhaveyoursay.nz/housing)

SUBMISSION By: Bray- Macpherson Trust

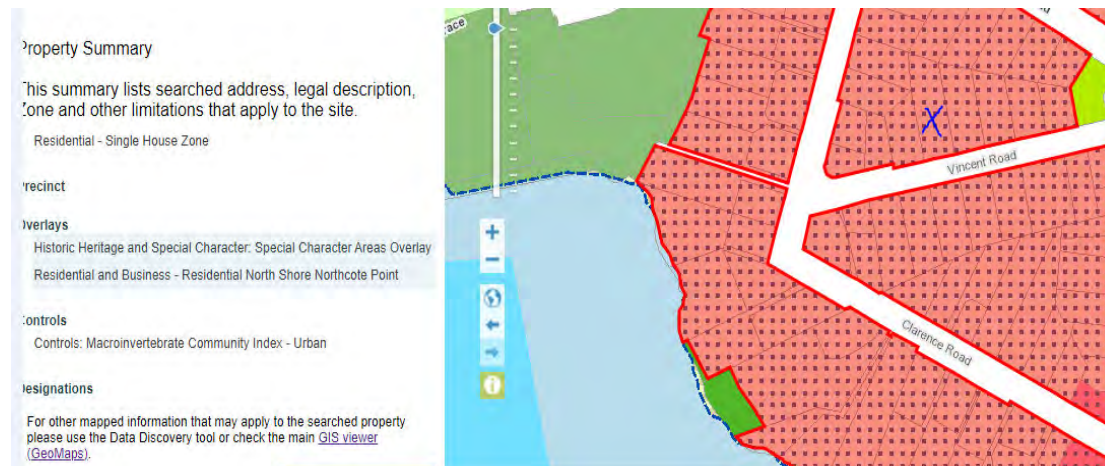
**TO THE DRAFT NPS-UD & MDRS PROPOSED CHANGES TO THE UNITARY PLAN - 11A
 Vincent Rd, Northcote Pt**

(Preliminary (Draft version) Response)

Background

The submitter owns the property at 11A Vincent Rd Northcote Pt, 0627 Auckland . . .

This property is currently located in the “Residential Single House zone”. It is also included in the “Historic Heritage and Special Character Areas Overlay”.



Existing Zoning – subject site shown with a blue cross



Proposed zonings under the draft NPS-UD & MDRS document. Currently in the draft it is proposed to retain character provisions in Vincent Rd .

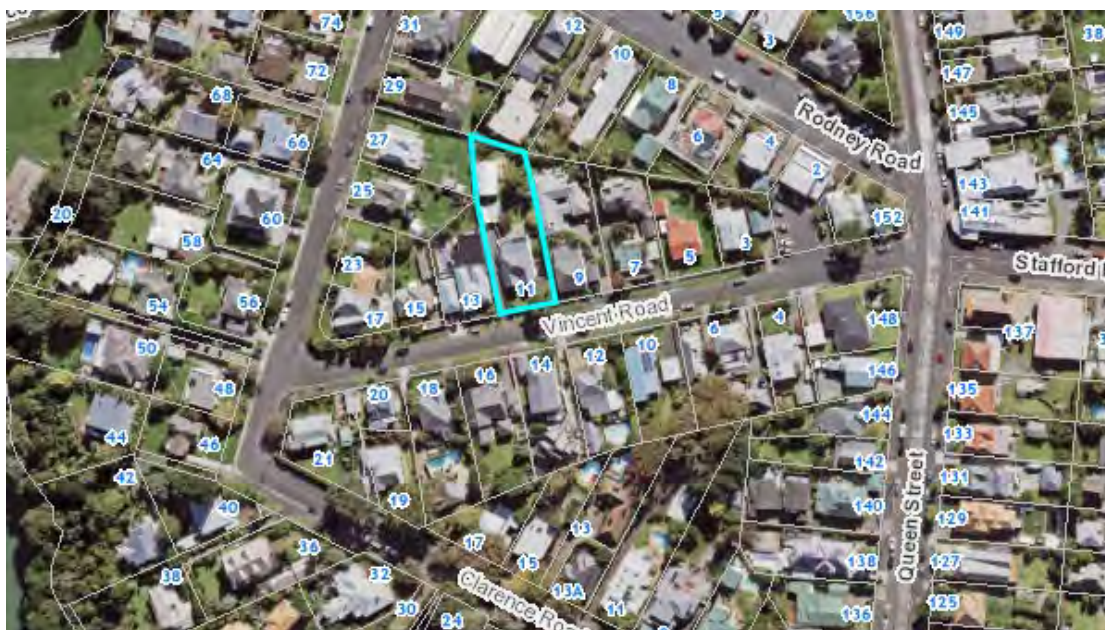
The intention in the current Draft document is that it remains SHZ under character protection.

It is considered that it is a good outcome for the following reasons;

Briefly ;

- Vincent Rd is a well established street with a mix of dwelling styles and types with well maintained standalone dwellings. It has representative styles from all periods of NZ domestic architecture including late victorian villas, bungalows, Lockwood housing, state housing, 80 & 90's, plus 1 contemporary modern dwelling bookending the street, completed in 2020.
- Leaving the whole street without pepper potting in higher density zonings as is proposed is good because it provides for a more complete and coherent character area. The street is reasonably short.
- It is complimented by small scale neighbourhood facilities such as diary, fish & chip shop, wine bar, restaurants movie theatre bar and pub, local hall nearby mainly in listed or character buildings, so forms part of a coherent older intimate scaled neighbourhood.
- The street itself is under width (very narrow) and constructed prior to cars around the turn of the century. It is unsuited to further traffic. Stormwater is not piped on most sites. Infrastructure as it stands would not support more intensive development.

- The street represents a good example of most major residential architectural styles in NZ since its European settlement and is worth keeping for the range of representative well preserved housing that it contains that will become an item of increasing rarity and interest, as most of the rest of the city redevelops into higher density more homogenous urban form.



Locality Plan



Street view of application site- looking east



Street view of street- looking west

Outcome sought

That Retain 11A Vincent St & other properties in the street in the Character Zone/ or a character overlay zone, within the SHZ.

Conclusion

We intend to submit on this in further, with expanded detail in the formal submissions to follow in the Proposed Plan Change notified on the 20 Aug 2022.

David Macpherson/MNZPI

6/5/22

MS- o

On Behalf of; Bray Macpherson Family Trust

Address for Service;

Planwell

PO Box 36-542,

Northcote 0762



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: Carol Scott

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

Tell us why

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

Tell us why

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

Tell us why

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. What do you think of our proposal to include identified special character areas as a qualifying matter?

Tell us why

7. What do you think of the proposed residential special character areas that we have identified?

Tell us why

Return Auckland's heritage protection to before the application of the Unitary Plan.

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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From: Brian Putt <brian@metroplanning.co.nz>
Sent: Monday, 9 May 2022 8:33 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission on NPS-UD & MDRS Preliminary Response

Dear Administrator,

Please find attached a submission on the Preliminary Response to the NPS-UD and MDRS proposed changes to the AUP.

Regards

Brian Putt
Metro Planning Ltd
P O Box 90273 Victoria Street
AUCKLAND 1142
P: 09 303 3457
M: 021 902 744
E: brian@metroplanning.co.nz



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SINO DUTCH DEVELOPMENTS LIMITED
SUBMISSION ON AUCKLAND COUNCIL'S PRELIMINARY
RESPONSE TO NPS-UD AND MDRS – 9 MAY 2022

1. Submitter

- 1.1 This submission is lodged on behalf of **Sino Dutch Developments Limited**, the owners of 2, 2A and 4 Tizard Road, Birkenhead.

2. Submission Details

- 2.1 The submission opposes the way the preliminary response mapping has dealt with the properties at 2, 2A and 4 Tizard Road. The Council declaring that *qualifying matters* exist on the subject sites and the selected and proposed zone using the Two-Storey Single Dwelling Residential Area are all matters opposed by the submitter.
- 2.2 This proposed land use control arrangement is wrong and erroneous.

3. Alleged Qualifying Matter

- 3.1 A Significant Ecological Area (SEA) notation is imposed on the subject sites in the AUP. This is incorrect. The SEA is correct for the property identified as 4 Tizard Road but incorrect for 2 and 2A Tizard Road.
- 3.2 Any vegetation of significance that might have been in the SEA notated area on those sites was removed years before the Auckland Unitary Plan was notified.
- 3.3 It is common knowledge that the SEAs were imposed across the AUP Planning Maps without ground truthing. Desktop analysis was undertaken and relied on. On the subject properties 2 and 2A Tizard Road, the desktop aerial photograph analysis probably misinterpreted the gorse and weed species on the subject sites as being significant coastal vegetation. The invasive species were removed over 10 years ago and the area is now clear.
- 3.4 Accordingly, the SEA on 2 & 2A Tizard Road in this part of Birkenhead Point is **not** a qualifying matter.

Coastal Erosion

3.5 Recent geotechnical reporting on the subject sites at 2, 2A and 4 Tizard Road confirms that the developable parts of the property can be built on safely with conventional geotechnical technique and structural design. Accordingly, the potential coastal erosion on this part of Birkenhead Point is **not** a qualifying matter.

4. Submitter's Request

4.1 It is requested that this opportunity in the proposed plan change corrects the line of the SEA across 2/2A Tizard Road to include only the coastal cliff edge where existing native vegetation remains.

4.2 The SEA and the coastal erosion notation do not constitute qualifying matters on the subject sites, except to the extent that the SEA is correct in its depiction of existing native vegetation at 4 Tizard Road.

4.3 In respect of all three properties the qualifying matters exemption should **not** be imposed. The subject sites should be included in the Mixed Housing Urban Zone as instructed by the NPS-UD.

4.4 Importantly to this decision, it is a short 200 metre walk from the subject sites to the Birkenhead Ferry Terminus giving regular commuter transport services from Birkenhead Point to the Auckland CBD.

Submission prepared by

Brian William Putt

Town Planner

for and on behalf of Sino Dutch Developments Limited

6 May 2022

Address for Service:

brian@metroplanning.co.nz

Ph: 09 3033 457 or 021 902 744

From: Penni Ward

Sent: Monday, 9 May 2022 3:47 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: Consultation submission for Govt's housing rules & Auckland Council's draft NPS-UD

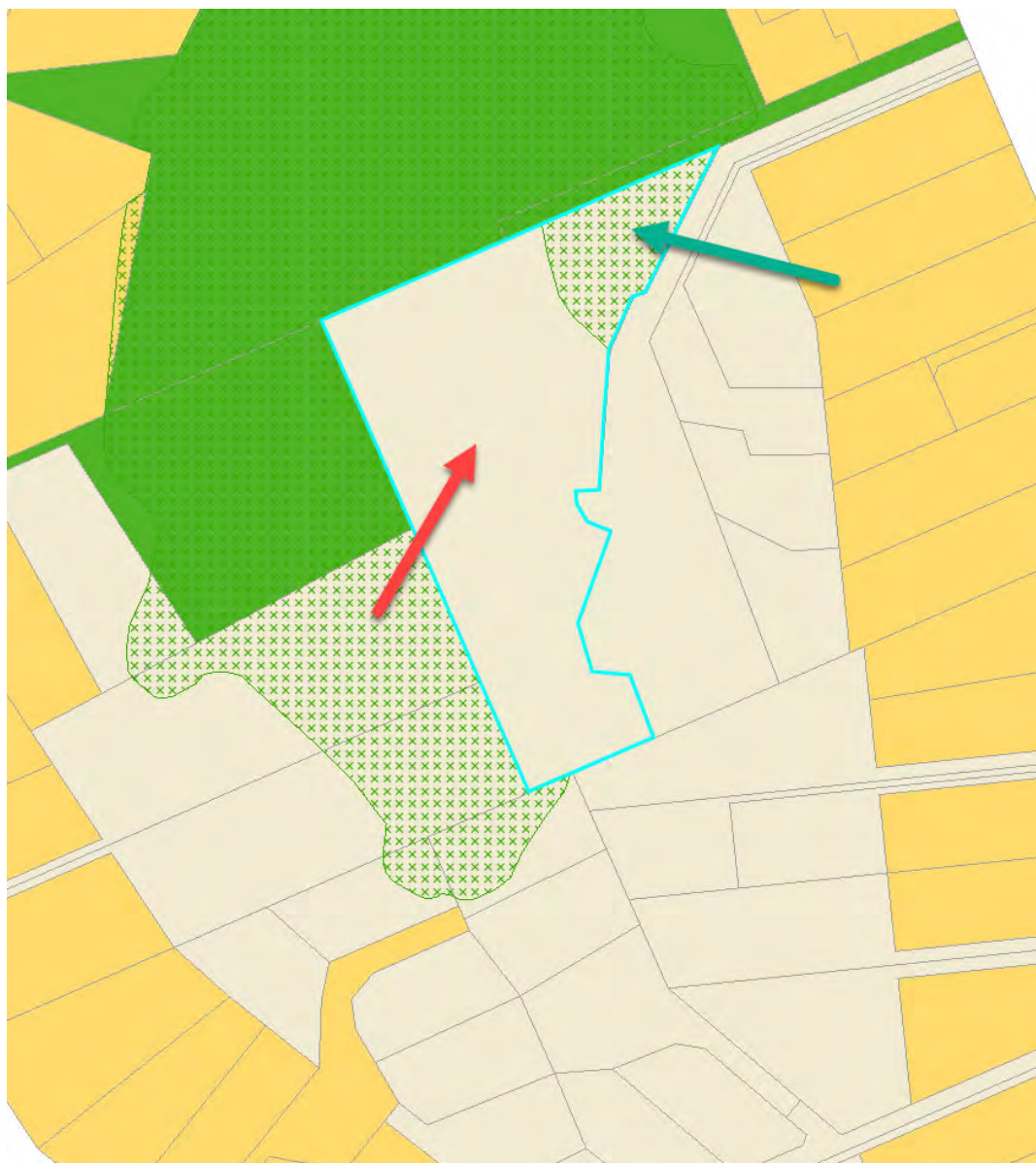
Dear Auckland Council,

Please accept this email submission as we felt the online form limited what we could provide as our specific feedback for our property.

We note on the draft plan that our full property at **55A Kia Ora Road, Beach Haven** has been identified as single house zoning whilst our neighbours at 55 Kia Ora Road have been re-zoned mixed house urban.

We would request that you reconsider our designation and put it as the same zoning as our neighbours – mixed house urban. We recognise that some of our current property does encompass a significant ecological area (SEA), however, we contend that the majority of our land could be better utilised if it had the mixed urban zoning.

The SEA is on the north-east corner of our property and is beside a stream of which we would be unable to build upon anyway, as depicted below: Red arrow is our property at **55A Kia Ora Road, Beach Haven**. Green arrow is the **SEA**



Below is the proposed zoning from the draft NPS-UD showing the re-zoning – red arrow depicts our property and the single house zoning beside our neighbours, blanketed in orange, for mixed house urban:



We would appreciate your consideration to change our zoning to **mixed house urban** to enable us to maximise the utilisation of our land in what is a sought after area on the North Shore that has adequate infrastructure to accommodate the increased housing.

Kind regards
Penni and Tim Ward



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Government's new housing rules: What it means for Auckland

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Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

Name: Paul Higgins

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

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6. What do you think of our proposal to include identified special character areas as a qualifying matter?

Tell us why

Requests all of Northcote Point from Stafford Road to the point continue needs to be protected from intensive development as a SCA (qualifying matter).

7. What do you think of the proposed residential special character areas that we have identified?

Tell us why

8. What do you think of the proposed business special character areas that we have identified?

Tell us why

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From: Carol & Clyde Scott
Sent: Monday, 9 May 2022 7:50 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission to UP Proposed Housing Intensification - Special Characte/Heritage Areas

SPECIAL CHARACTER PRESERVATION 2022

**SUBMISSION TO AUCKLAND CITY COUNCIL
ON PROPOSED HOUSING INTENSIFICATION PLAN**

Submitter: Clyde Hugh Scott

Address:

Tel:

Email:

Date: 09 May 2022

Please see my complete Submission attached herewith

Thank you.

Clyde Scott



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SPECIAL CHARACTER PRESERVATION 2022SUBMISSION TO AUCKLAND CITY COUNCIL
ON PROPOSED HOUSING INTENSIFICATION PLAN

Submitter: Clyde Hugh Scott

Address:

Tel:

Email:

Date: 09 May 2022

My submission is to oppose the current proposal to include Residential Special Character/Heritage Areas in the Housing Intensification measures to be introduced currently to the Auckland Unitary Plan.

The vision for Auckland as “the world’s most liveable city” was a worthy and achievable goal. Such a vision will always include retaining the very individuality and character which defines the City and makes it attractive to visit, and desirable to live in.

The purpose of planning regulations is to deliver such a vision, by providing the right regulatory framework.

That vision can only be achieved by an enduring commitment to the preservation and maintenance of everything that already contributes to that individuality and character.

Heritage and History are recognised and embraced worldwide, as major elements in a City’s attraction, lifestyle-possibility choices, and ability to stimulate and enlighten all who live in, and visit it.

Auckland’s Built Heritage is an essential part of this vision. It’s ours. It’s unique to us. It’s an asset of immeasurable value to us, or any city whose aspiration is to be “the world’s most liveable”.

And, amazingly, even today, it’s still an ‘endangered species’ In Auckland. We’ve got to turn that around. Otherwise, once it’s gone, it’s gone forever.

Council, Officers, and all staff should be united in this commitment, and in the realisation of this vision, to achieve the strongest, most effective and enduring protection and preservation of Auckland’s heritage and character.

And what’s being proposed here will do absolutely the opposite.

Auckland’s Heritage should not be so endangered by these proposals. The Special Character and Heritage Areas cover less than 4% of Auckland residential land. The

destruction of these small but highly significant Heritage zones and neighbourhoods will make miniscule difference to the overall increase in housing aimed for.

And this “homogenising” of Auckland will be to the detriment of Auckland's variety of built/living environments, and overall attractiveness to tourists and residents alike.

Making it “The world’s least liveable city” perhaps? Probably!

Heritage creates value – Auckland has seen the restoration of Special Character/Heritage suburbs and zones create huge demand, huge increases in property prices in those locations, and consequently, significant increases in rate returns to the Council.

Heritage creates choice – these suburbs and zones have been restored and improved extensively, by people who have bought into them as a lifestyle choice, and have chosen to make significant investment in the restoration of their properties and the preservation of their character. This has enriched not only their own neighbourhood but the whole city, providing more variety, and more choice for people, of quality lifestyle environments provided by the City. These residents must be supported now, and not have their high level of investment compromised, or devalued by intensification around them.

Heritage means business – Council itself made this point in its *Unitary Plan Historic Heritage Plan Discussion Document/Aug 2011* :-

“1.1 Heritage can be an important driver for economic development”. A highly significant example of this was a number of top international designer brands specifically requiring Heritage premises in which to establish their retail outlets, in and about lower Queen Street. They knew how important the Heritage environment is, in creating an ambience of quality and prestige, so it was the only environment they wanted to be associated with. The Heritage buildings were there, so they came. And they are there still, to this day.

We know we have lost too much already of our Built Heritage. And we are continuing to lose it at an alarming rate. The Unitary Plan has not lived up to its original assurances that the importance and protection of Heritage would be acknowledged, incorporated and strengthened by that Plan.

The Heritage protection instigated and maintained by the North Shore City Council in their District Plan, pre-Unification, was exemplary. Its Residential 3 Zones - (Birkenhead Point, Northcote Point, and Devonport) - represented the highest degree of effective and essential Heritage protection of any Council in New Zealand. I believe it should be re-instated in its entirety, and provide the model for Heritage protection across the whole of Super City Auckland.

And that Birkenhead Point, Northcote Point, and Devonport should be returned to full Heritage protection immediately, regardless of any other outcome.

In conclusion, therefore, my Submission will be satisfied by:-

Council removing and excluding all Heritage/Special Character Areas from their Proposed Housing Intensification measures – and furthermore, as follows:-

This Intensification Proposal should exclude all of Auckland's Built Heritage and Special Character Areas in their present form, and instead, should return to all Heritage Protection that existed before the Unitary Plan was established. By this I mean any of the established heritage zonings, sites, environments or other categories of heritage and character protection included in the District Plans of the Cities involved in the formation of the Auckland Super City, before the Unitary Plan was created.

Clyde Hugh Scott

09 May 2022

From: moira Donnelly
Sent: Monday, 9 May 2022 9:14 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Have your say

Good evening
Attached is a submission relating to the proposed MPS-UD change.

Kind regards
Brian and Moira Donnelly



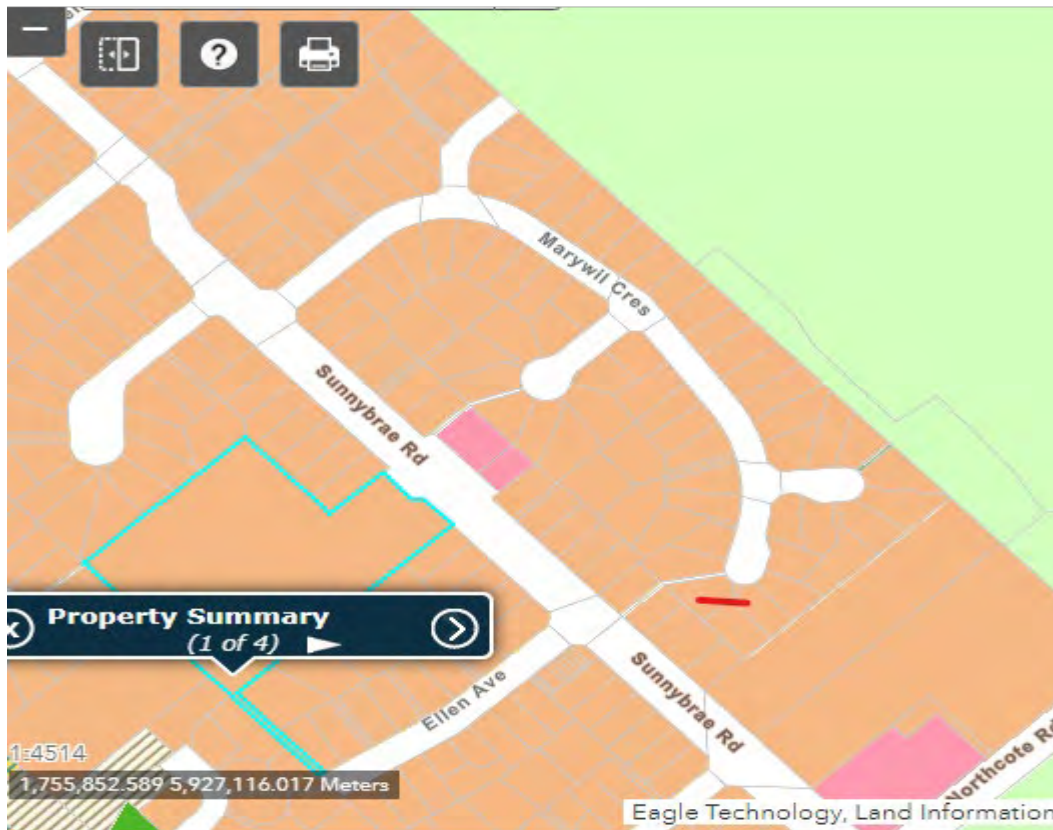
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Submission on Auckland NPS- UD “Have Your Say” as result of proposed MDRS changes

This represents the position of several owners in the Sunnybrae, Hillcrest area of the North Shore.

We make this submission highlighting key points that need to be further considered by Council before the proposed plan changes as currently notified in the recent release of ‘have your say’ material including maps and rules become operative in August this year.

The location we refer that is being adverse impacted is identified and shown in the map below:



ly impacted

Specifically, the area is that defined to be on the north side of Sunnybrae Road and is accessed by one central no exit road in and out of the area (i.e. Marywil Cres) with a series of cul de sacs serviced off that road.

Further to the north the area is bounded by reserve land currently utilised as a public golf course.

In total the neighbourhood serviced by the no exit road (Marywil Cres) has circa 100 standalone houses on separate freehold titles – and zoned for single residential housing under the current operative plan.

We understand the rules imposed through the enabling legislation are set to allow up to 3 units x 3 storey to be built on a separate title without the need for a resource land use consent irrespective of current zoning.

We submit that Council must further consider the following points when proposing any changes to current zonings for this area / neighbourhood:

- Changing the zoning from the current single house zone to mixed urban zoning goes beyond that which was envisaged by the NPS- UD and MDRS enabling legislation. We would contend Council is operating outside their mandate by making the proposed change to mixed urban without due consideration of the impact on the existing neighbourhood. Our understanding is that the planning rules for mixed urban zoning development do not match that which is proposed and envisaged by the legislation to enable intensification on single titled sites.
- The MDRS imposed rules will enable intensification that increases the neighbourhood from circa 100 houses to 300 houses, with a probable population increase of approx. 800 people. As no onsite car parking is required and there is only one-way roading entrance into the neighbourhood, it would be totally irresponsible of Council to allow these provisions to apply in this location. Development outcomes being experienced from mixed urban zones across Ak is predominately terraced housing accommodation primarily being occupied by families. This type of intensification in this location would be totally unacceptable.
- If the Council considers this location is such that intensification has to be introduced to comply with the NPS- UD MDRS enabling provisions and a zoning change results – then the proximity of the location to amenity instead makes more sense for the zoning change to be to the new THAB rules, as opposed to mixed urban. This location is walking distance to the rapid transport Smales Farm bus station and closely abuts recreation and green space areas. Having regard to good urban development design principles, multi storey apartment living with minimal carparking would be much more appropriate long term for this location.
- Council must be fully aware the local engineering and three waters infrastructure will not accommodate the area being completely redeveloped under the mixed urban zoning density rules. As a result, until upgrades are undertaken some redevelopment will occur while other sites will be hamstrung and unable to be developed because of capacity constraints. This will result in a very random hot splotch neighbourhood that services no one adequately. If THAB zoning rules were applied it is much more likely sites would be amalgamated, infrastructure upgrades specifically undertaken for better planned and designed neighbourhoods.

We submit it is crucial Council further considers the position it is taking for zoning of this neighbourhood before it notifies the proposed change to mixed urban. We contend it would be totally irresponsible to adopt a default position of shifting the zoning to mixed urban – when a better and improved outcome for all concerned would be the provision of the new THAB zoning or simply leaving as single residential until such time as multi storey apartment living is seen as a better option and infrastructure services are provided.

In summary mixed urban development with the current roading configuration and access for this neighbourhood will be a disaster. If a zoning change is being mandated by central Govt then it should be to higher density THAB zoning so well-designed urban redevelopment principles can be applied over the longer term – and not result in a half-baked medium density hot splotched neighbourhood outcome.

Signed representing interested owners in the area.

Moira and Brian Donnelly _____

Angela and Barry Brown _____



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: Victoria Lander

Name of organisation/business:

Your local board: Kaipātiki

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

A walkable catchment (required by the NPS-UD) is the area around a train or busway station, or a large urban centre within which an average person will walk to that location.

The government requires councils to identify walkable catchments around the city centre, metropolitan centres and rapid transit stops (train or busway stations) where buildings of six storeys or more must be enabled.

We are proposing:

- a 15-minute walk (around 1200 metres) from the edge of the city centre.
- a 10-minute walk (around 800 metres) from the edge of the metropolitan centres and around rapid transit stops, such as a train station or stop along the Northern and Eastern Busways.

These are subject to modifying factors such as landscape, for example steep hills, and physical barriers including motorways.

1. What do you think of our proposed walkable catchment of 1200 metres from the edge of the city centre?

Tell us why

2. What do you think of our proposed walkable catchment of 800 metres from the edge of the metropolitan centres?

Tell us why

3. What do you think of our proposed walkable catchment of 800 metres around rapid transit stops?

Tell us why

Intensification around town and local centres

Central government has told us that we need to enable building height and density (for example terrace housing and apartment buildings) in and around our neighbourhood, local and town centres that matches the level of commercial activity and community services in each centre (such as jobs, shops and businesses). This is achieved by applying the Residential – Terrace Housing and Apartment Buildings Zone.

Town centres are larger suburban centres in Auckland that provide for a wide range of shops, services and activities for their surrounding districts. They are often spread across a couple of city blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

Local centres include a larger number of smaller suburban centres that serve local areas and neighbourhoods. Local centres might have 20 or 30 shops and some small offices.

4. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings Zone to residential areas up to around 400 metres from large town centres with high accessibility?

Tell us why

5. What do you think of our proposal to apply the Terrace Housing and Apartment Buildings zone to residential areas up to around 200 metres from small town centres or large local centres with high accessibility?

Tell us why

Qualifying matters

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are a characteristic which can be used to protect sites of cultural, historic, or ecological significance or to avoid development in areas with natural hazards.

The government has already identified a number of qualifying matters and allows us to include other qualifying matters relevant to our city.

To include our own qualifying matters, we must provide robust evidence to justify why it should reduce building heights and density in a particular area in light of the government's direction to enable more housing.

Special Character Areas

'Special character areas' are older parts of the city that have special architectural or other built character value. They are covered by the Special Character Area Overlay in the Auckland Unitary Plan.

Many of Auckland's older residential suburbs were built around the early public transport network and emerging town centres. This is where our special character areas are located. The government is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character values of these areas are retained.

6. What do you think of our proposal to include identified special character areas as a qualifying matter?

Tell us why

Suggests Council investigate the use of a built heritage area overlay used to cover strong examples of built heritage alongside a SCA overlay which permits constrained intensification as qualifying matters. Cites Christchurch City Council as an example of this.

7. What do you think of the proposed residential special character areas that we have identified?

Tell us why

We don't believe that sufficient justification exists for Council to reduce the size of the Northcote Point SCA. The assessment focuses on individual properties and fails to consider the special qualities of Northcote Point.

8. What do you think of the proposed business special character areas that we have identified?

Tell us why

Infrastructure constraints

We are looking to identify areas in Auckland with long-term significant infrastructure constraints as a qualifying matter. As with special character areas, this is not a qualifying matter that is listed in the NPS-UD or the Act.

This may include areas where water supply and wastewater networks may not be adequate to cope with more growth and are very costly and/or difficult to upgrade, or stormwater infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

By including this as a qualifying matter, it would reduce the limit on building heights and density that would otherwise be enabled.

We have not yet determined how we would apply this qualifying matter as the NPS-UD and the Act do not provide any specific support. At this stage, we want feedback on whether to consider this as a qualifying matter or not. If we include it as a qualifying matter, we will show the extent and location of any changes to height and density requirements in our plan change in August 2022.

9. What do you think of our proposal to include areas in Auckland with long-term significant infrastructure constraints as a qualifying matter?

Tell us why

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed to be protected or kept is shown in the consultation document and information sheets available on akhaveyoursay.nz/housing.

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.