

**Auckland
Council**

Te Kaunihera o Tāmaki Makaurau



Date:

Monday, 30 May 2022

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

Hibiscus and Bays Local Board

**WRITTEN FEEDBACK Vol. 4
(4375-6344)**

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Your details

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

Name: Jean England

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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Tell us why

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

Tell us why

- 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

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

Given the high level of development permitted by the MDRS standards generally, incentivising more development around all centres should be encouraged more liberally to ensure densification occurs in locations closer to services and mixed uses that support this level of intensification.

Qualifying matters

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

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

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

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

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

Tell us why

Support but recommend more removed in conjunction with stronger rules to ensure less erosion of what is retained.

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

Tell us why

As noted in previous response. -Support but recommend more removed in conjunction with stronger rules to ensure less erosion of what is retained.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

Visual or height related qualifying matters should not restrict density. The x3 should still be permitted, just with more build form constraints.

Sites such as 1 Lea Place, Stanmore bay are downzoned due to a portion of the site (pedestrian walkway) being affected by a qualifying matter which will not affect its development potential. Other sites such as 17 Langton Road have just built new dwellings in the area most affected by a qualifying matter. This demonstrates that a site like 17 Langton could still retain the mixed housing suburban upgrade if engineering design suitably cover off the hazard. The old dwelling could easily be removed and x2 new built in its place and not increase any risk to coastal erosion. I don't support this aspect, however it is interesting to see the coastal edge being restricted further than it currently is in terms of a 2 storey height limit being introduced. How will this be measured - thinking in particular for steep or sloping sites (as much if the coastal edge is). This is just a quick submission, however there are lots of outstanding questions that arise from the lack of details released (although appreciate that releasing more would potentially result in more questions). It will be interesting to see implications of the wording and finer details once they are visible. Also, love the purpose built mapping tool. Very handy and looks great. Didn't seem to pick up the coastal erosion as a qualifying matter in some cases.

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Name: Fiona Smal

Name of organisation/business:

Your local board: Hibiscus and Bays

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

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

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

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Tell us why

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

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

Tell us why

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

Tell us why

I find it difficult to see these areas on the map that qualify

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

Tell us why

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

Old waste and stormwater systems in many areas of Auckland are degraded and failing already without the extra load these changes to enable higher-density housing will cause. There are many sensitive areas and natural habitats (streams) that will be negatively affected, leading to downstream effects on human health and our communities wellbeing. Intensification of largely single housing zones will cause massive problems therefore I believe this should be a qualifying matter.

I believe not only should height be a qualifying matter, but so too should the maximum impermeable area per section in any subdivision in order to assist with the impact stormwater itself will have on people, biodiversity, erosion and human health.

All subdivisions and new houses should be equipped with detention/retention tanks to manage flow rates in our urban areas, to better protect our streams which in many areas are being destroyed. More silt and contaminants are entering our streams, estuaries and harbours due to poor stormwater management.

New subdivisions have to be planned well and are the perfect opportunity to provide adequate, future proofed infrastructure. Do not blindly change single zones into mixed urban zones at the expense of further damage to our natural environment and health.

Other qualifying matters

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

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

The governments changes to enable higher-density housing have an important intent, however these SHOULD NOT be applied blindly at the expense of the natural environment, our natural heritage and the public's ability to enjoy and benefit from it.

1) SEA's should be a qualifying matter. Not only should they qualify, but they should be strengthened before it is too late and our government has allowed their destruction, never to be able to be returned.

Significant Ecological areas (SEA's) on private land are extremely important in the collective effort to preserve our natural heritage and character of Auckland City. Intensification rules will lead to increased loss of trees and vegetation on private land at a time when the government and public is collaborating and working hard to plant more trees to help protect our biodiversity. Yes there is a urgent need for more housing, but the people in those houses also need a good environment to live in.

Links to increased health and wellbeing are impossible to ignore, especially in the light of the influence COVID19 has had on our community. We need native areas not only in reserves, but also that habitat still remaining on private property. We need as much of this habitat for biodiversity (our duty to protect, our taonga!), in the battle against climate change, for our wellbeing and to retain any chance of Auckland being our most 'livable city'. Be smart, plan new areas or intensification where natural character isn't destroyed.

2) 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.

3) The new 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 mean clear felling and an immediate loss of biodiversity we cannot easily bring back. This will be a disaster for the urban forest and for climate change, 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.

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

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

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

7) The maximum permeable area per section should be required to be contiguous in any subdivision in order to prevent fragmentation of this potential green space and to maximise the benefits that it can provide to both occupiers and local biodiversity.

8) I specifically do not support the intensification of single housing zones to mixed in the first 1000 meters from the coastline. Should the government enforce this intensification, they will be ruining the character of these immediate coastal areas for the sake of poor planning. I do instead support intensification in new suburbs created from grass land (not native forest areas) that are well planned and future proofed for infrastructure load, reserves, parks, natural spaces and recreational spaces. These are the sites to plan well, build up and with sustainable infrastructure. Do not instead ruin natural character areas with this fast, poorly designed means to address housing shortages. Think Auckland... it's becoming a less desirable place for our people to live.

9) I also do not support the intensification of single housing zones to mixed for all the above points above, and that our current waste and stormwater infrastructure, road and many other services are inadequate. The increased pressure will cause massive issues for existing communities and our streams and oceans.

10) In addition to the provision of SEA's being included, I request that buffers around our park land are included as a potential qualifying matter. There should be no additional development until the infrastructure is available to handle increased sewerage overload, or stormwater release into SEA's.

Overall, I am highly concerned the new legislation allowing 3 story buildings (3 dwellings) to be built just 1 meter from the boundary is a dreadful thing, especially when layered onto the pre-existing single housing zones. This will result in a significant loss of privacy, significant reductions in sunlight to neighbouring sections and homes, increased anxiety levels and fewer green spaces that will negatively affect our health and wellbeing, major biodiversity loss, a failure of our government and local bodies to uphold the treaty of waitangi and their role as kaitiaki for our natural heritage.

I'm especially concerned about the intensification proposed along the hibiscus coast - along the Whangaparoa peninsular, Hatfields beach and Orewa. The natural character of this area is already under pressure and I disagree these areas should change under a new unitary plan layer.

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Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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Tell us why

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Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal 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

It is vital that we keep our heritage areas intact. These are what make a city interesting and unique and also provide a place where large trees can thrive

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 of ecological significance must be protected from encroachment horizontally and vertically. We do not want high rise abutting places like Le Roys bush - this would alter the character of these places dramatically.

- 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

They encroach on SEAs which must be strongly protected

Infrastructure constraints

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

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

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

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

Nature is under attack in Auckland. We are losing mature trees at an alarming rate. Waterways are being eroded and silt is pouring into the harbour. We must stop this NOW!! The Unitary plan is bad enough but this government overlay is in my view outrageous in its disregard for protection of the environment

Important privacy information

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

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Your details

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

Name: Christa Fouche

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

I am supportive of intensification as Auckland needs to think differently about housing and accessible and affordable public transport. However, I remain concerned that the govt totally ignored the wide consultation and creative thinking that we have all done about this previously. Moreover, how we will afford the infrastructure to support this intensification as currently this is already hugely under pressure.

Qualifying matters

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

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

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

Absolutely, but not for all areas where people are just protective of their suburbs. The classification of different zones is sensible.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

I VERY strongly support this. In light of previous consultation about the budget, it is clear that Aucklanders will have to make difficult decisions about what we can afford. New infrastructure is not feasible. Unless central govt plans to pay for the infrastructure related to their intensification plans, the frustrations about old and unsuitable infrastructure will grow exponentially.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters and how they are proposed 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 fully support any overlays that are aligned with the Auckland Unitary Plan. It will be great if central government can respect the work and consultation that went into developing this.

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Name: Ben Grav

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

Only using a 15min walk means almost all of the CBD catchment is just a big highway interchange

And, as shown in many countries overseas, the preferred short-distance transport method (given proper infrastructure) is a bike.

So at the bare minimum, this needs to be a 15min bike ride - although 30min would be even better

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

Tell us why

Again, around our hubs of activity, we need as many people comfortably homed within walkable and bikeable distances. This 800m distance is pitifully small. This council should be leading the country in promoting walkability, and all the benefits to health, environment and savings on infrastructure that comes with it.

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

Tell us why

Again, same as above, this should be focused on biking distance, not walking. A 10, or better yet 20, minute bike ride is the only option if this council is at all serious about improving this city's walkability, affordability and public transport ridership

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 would we only want dense housing a 5 minute walk from these key areas of our city? If people are happy to drive 20, 30 minutes to get to these areas, then they've gotta be fine with more than a 5 minute walk, or however short that'd be on a bike. This needs to be increased 3-fold.

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

Tell us why

How many buildings are you going to get in this 200m radius? You may as well be doing nothing?! Please increase this significantly, or this shows you're just ticking a box, not actually zoning to improve our city

Qualifying matters

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

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

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

This is the weakest part of this proposed plan - allowing small numbers of residents to derail plans that would benefit huge numbers of people, I strongly believe that these “special character” at the bare minimum should be completely barred within 5km of the city centre - the areas most needed for densification to support our hugely economically productive and essential city centre.

If you are to implement any changes to this plan, it absolutely should be preventing residents from neutering this plan entirely.

I think these special character exemptions should only be applied in extremely rare circumstances to specific Buildings (like town halls, old shops and other buildings with specific reasons for the classification, besides just being old).

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

The cost to build and maintain swathes of new infrastructure in the ever-growing exurbs far, far outweighs any costs to upgrade existing infrastructure. If this were to be put in place, it would only increase the costs to our city

Other qualifying matters

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

These additional qualifying matters include:

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

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

No, I'm happy with these, as they are for public benefit of all, rather than special protections for a small fraction of extremely wealthy homeowners.

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Your details

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Name: Peter Campbell

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

A challenge for the aged /infirm.

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

Tell us why

As above A challenge for the aged /infirm.

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

Tell us why

As above A challenge for the aged /infirm.

Intensification around town and local centres

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

Suitable for probable cross section users in this category.

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

Suitable for probable cross section users in this category.

Qualifying matters

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

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

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

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

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

Tell us why

Certainty of designation.

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

Certainty of designation.

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

Tell us why

Certainty of designation.

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

Certainty

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height 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: Lui Diaz

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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We are proposing:

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

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

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

Tell us why

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

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

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

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

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

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

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

Tell us why

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

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

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

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

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

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

Tell us why

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

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

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

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

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

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

This will support:

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

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

Intensification around town and local centres

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

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

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

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

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

Tell us why

I support upzoning adjacent to town and local centres.

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

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

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

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

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

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

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

Tell us why

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

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

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

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

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

Tell us why

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

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

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

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

Infrastructure constraints

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

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

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

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

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

Tell us why

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

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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

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

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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: Ross Shannon

Name of organisation/business: Shannon Trustee Company Ltd

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

The government allows for some qualifying matters - exemptions to modify three-storey and six-storey building heights. Qualifying matters are 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? I don't know

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Refer to letter attached.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Feedback – View Road, Campbells Bay

To Whom it may concern,

On behalf of our client Shannon Trustee Company Ltd, we have prepared feedback on Auckland Council’s proposed response to the government’s recent housing policy provisions, particularly the ‘Medium Density Residential Standards’ (MDRS) upzoning. This submission is focused on how these provisions will affect the landowner’s properties at Nos. 45 and 47A View Road, Campbells Bay.

We note that as proposed, the properties are proposed to be located within the ‘Two Storey Single Dwelling Residential Area’, which we understand will be comparable to the existing ‘Single House Zone’ (SHZ). It appears that this zoning is proposed due to the presence of the coastal erosion hazard area, as shown below in **Figure 1**.



Figure 1: The extent of the coastal cliffs in relation to the subject sites and as shown along the eastern frontage of View Road

As part of a recent development for a new dwelling on the site, coastal protection structures including a palisade wall with tieback anchors, have been constructed to protect the property from coastal processes and erosion. These protected structures are shown on the site plan for the development, refer to **Figure 2** below.



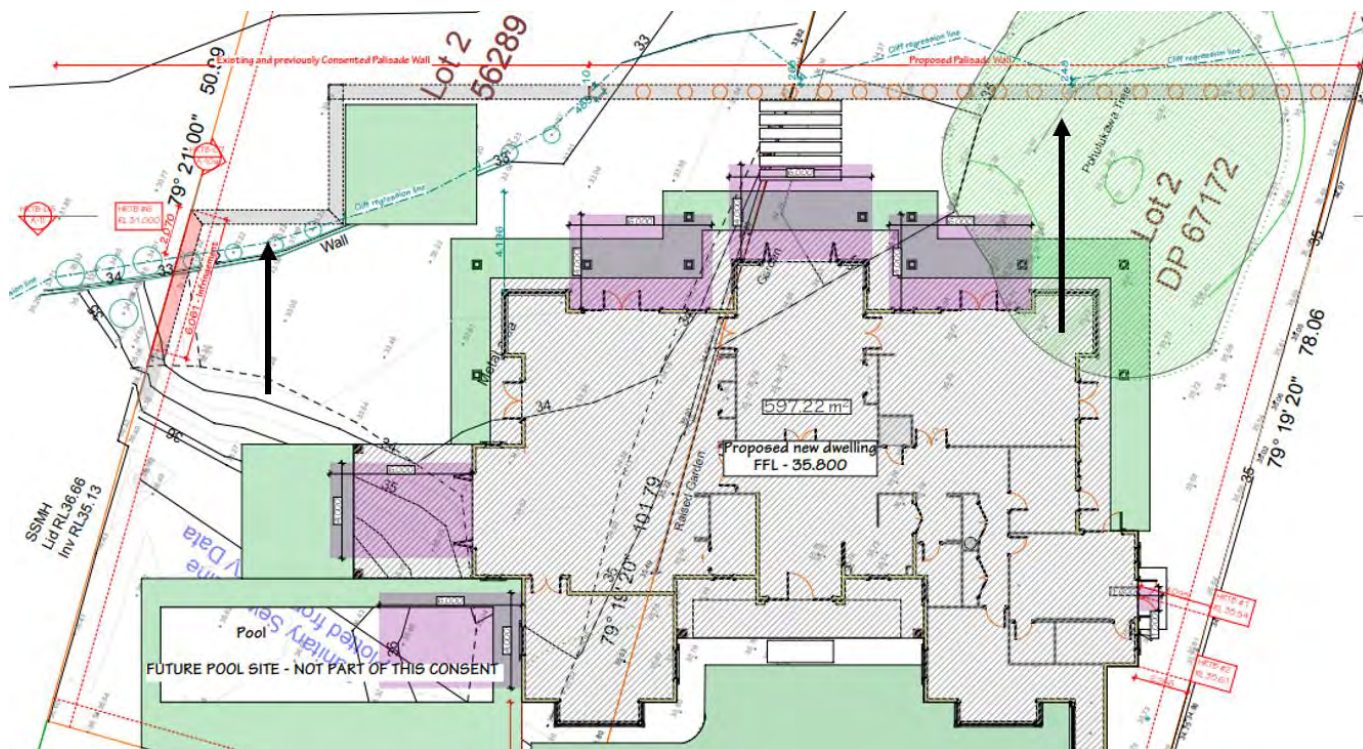


Figure 2: Location of existing palisade walls within the sites

The coastal erosion rules within Chapter E36 already require coastal hazard assessments to be provided for new structures and dwellings within the coastal erosion hazard area. This ensures that Council must be satisfied that the geotechnical stability of the land at the top of the cliffs will be maintained before any consents are issued. As such, it does not make sense to limit the ability for intensification on this site on the basis of a coastal hazard, when it is only likely to affect part of the site and when it is possible to reduce the potential for erosion with engineered structures.

We believe that the blanket inclusion of coastal erosion as an ‘other’ qualifying matter is too blunt and does not allow for a ‘site-by-site’ assessment of the actual risk of coastal hazards, as the AUP currently does through Chapter E36.

Overall, we believe that the justification for including Nos. 45 and 47A View Road within the low-density ‘Two-storey Single Dwelling Area’ to be unjustified, given that much of the property is setback from the coastal edge and is protected by recently constructed coastal protection structures. As such, we would request the properties to be included within the MHU zone (as other nearby properties are), or if this is not considered feasible the Two-Storey Medium Density Area / MHS zone.

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

Kind Regards,

Written By:

Harrison Fernandes-Burnard
Intermediate Planner
022 213 7745
harrison@civix.co.nz

CIVIX LIMITED





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

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Your details

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

Name: Laura Gao

Name of organisation/business: Whangaparaoa Environmental Preservation Association

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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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

Using the Whangaparaoa Peninsula as an example where proposed zoning moves from single house to medium density will affect negatively the existing ecology and increase in native birdlife now occurring along the Peninsula through the active efforts of residents in supporting and developing wildlife predator free sanctuaries, for example in Shakespeare park/wildlife sanctuary and

the Peninsula's close proximity to the Tiritiri Matangi Island sanctuary from which increasingly native birdlife has been spreading along the Peninsula. Housing intensification will destroy much of the native growth in bush and trees in which this birdlife is nesting and living resulting in diminution of the native ecology and environment - this can never be replaced as housing intensification increase.

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

Tell us why

Infrastructure constraints

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

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

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

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Tell us why

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

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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)

Using the Whangaparaoa Peninsula as an example where proposed zoning moves from single house to medium density will affect negatively the existing ecology and increase in native birdlife now occurring along the Peninsula through the active efforts of residents in supporting and developing wildlife predator free sanctuaries, for example in Shakespeare park/wildlife sanctuary and the Peninsula's close proximity to the Tiritiri Matangi Island sanctuary from which increasingly native birdlife has been spreading along the Peninsula. Housing intensification will destroy much of the native growth in bush and trees in which this birdlife is nesting and living resulting in diminution of the native ecology and environment - this can never be replaced as housing intensification increase. This Peninsula area should be designated as a special ecological qualifying area to protect it from intensification and to save the native environment and wildlife present there.

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Name: Christopher RaNDELL

Name of organisation/business:

Your local board: Hibiscus and Bays

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? Other

Tell us why

For a lay person to make meaningful comment here it needs to be explained why the Council has adopted 800m rather than a lesser or greater distance.

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

Tell us why

For a lay person to make meaningful comment here it needs to be explained why the Council has adopted 800m rather than a lesser or greater distance.

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

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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

400m is a reasonable walking and mobility distance for most people so intensification where the infrastructure can support it from the main town centres would seem appropriate.

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

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

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

Tell us why

There is a very real risk that some of our special character areas will be lost unless there remains strong protection for these

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

Tell us why

I am unclear as to whether or not all existing special character areas are currently included in your proposals if not they should be !

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

Tell us why

I am unclear as to whether or not all existing special character areas are currently included in your proposals if not they should be !

Infrastructure constraints

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

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

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

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

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

Tell us why

It is imperative that we do not allow intensification where existing infrastructure cannot cope as we have done in the past in Auckland. To me this defeats the one of the main purpose of the Govts own Urban Development National policy which is to achieve sustainable outcomes for urban development. All urban development / redevelopment should ensure that the infrastructure can

adequately support it, be it related to transport, water resources , health, social need and amenity. I am therefore at a loss as to why it is proposed that some properties in Ardern avenue (No. 57) and leading Swann Beach Road in Stanmore Bay / Manly are shown on the new proposed maps as being within the mixed housing urban zone and the rest of us are still within a single dwelling zone. It does not make sense to rezone these properties to allow more intensification when the local roading and stormwater infrastructure cannot cope now. These properties are well outside any of your proposed walking criteria also.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public 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 agree that natural hazards such as coastal erosion must be addressed in urban development and in intensification in areas prone to sea level rise and erosion. However I am very concerned that it appears that an arbitrary line is being used to identify properties within the new proposed coastal erosion - ASCIE 2130 overlay. In the case of my own property we are well away (as are our immediate neighbours' properties from the coastal edge and well above current sea levels. It appears that there is (because of that arbitrary line) some inconsistencies and I would want proof that if my property is to be covered by this overlay then it is in fact at risk. Note that there are no such overlays or in fact any overlays that impact our properties in the current AUP.

Important privacy information

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

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Your details

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

Name: Louise Jones

Name of organisation/business:

Your local board: Hibiscus and Bays

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

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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

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Name: Gabrielle Paul

Name of organisation/business:

Your local board: Hibiscus and Bays

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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Tell us why

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

Tell us why

Other qualifying matters

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

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

The method used to apply the the coastal inundation (1% AEP plus 1m) qualifying matter layer appears blunt and creates development inequity. The examples are 17 and 19 Langton Road Stanmore Bay, Auckland 0932. Both of these sites have an average gradient of 11% and a coastal inundation layer across ~20% or less of the sites. Consequently it appears the sites have proposed zoning of Two-Storey Single Dwelling Residential Area.

Neighboring sites 23, 16 and 18 Langton Road Stanmore Bay, Auckland 0932 do not have coastal inundation layers and have proposed zoning of Residential – Mixed Housing Urban Zone – Modified.

A more bespoke and robust approach would be to apply the same zone (Residential – Mixed Housing Urban Zone – Modified) to all sites, regardless of coastal inundation or not, and then create development restrictions that are applicable to only the areas within each site that are impacted by coastal inundation. Which is likely to continue to be limited in the case of 17 and 19 Langton Road due to the site gradients. This method would allow for development as directed by central government to the suitable aspects of each respective site, without creating potential development inequities to these aspects from zoning of the entire site differentially to neighboring properties. This approach would also allow for change over time as coastal inundation modelling is enhanced with more data, potentially impacting sites not previously considered.

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Name: Margaret Francis

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

It should be closer. Having apartment blocks close to shops makes sense - as cafes, dairies, and bus stops tend to be located there. Where is 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

Better than 1200 metres.

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

Tell us why

As long as it is only around train stations and stops on bus way

Intensification around town and local centres

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

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

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

4. What do you think of our proposal 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

Allow apartments close to shops, but be mindful that some of the single storey houses in areas such as Shakespeare road etc., are used for medical clinics. Pushing them out to the fringe away from the hospital and where access via public transport is poor/non-existent will be detrimental for the community, especially the elderly.

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

Tell us why

Generally support, but try to avoid blocking off beaches and retain some green space.

Beechwood Road Browns Bay - apartments on Norther side of street will exacerbate land instability. There is insufficient funding to increase the number of buses to Constellation Station (the 83 service) so residents will be dependent on cars.

Qualifying matters

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

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

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

Once you lose character housing it is gone forever. Character housing also tends to be associated with trees, shrubs etc.,

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

Tell us why

Support to some extent, but unless you live in those areas it's hard to visualise which of the character houses would be impacted.

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

Tell us why

Infrastructure constraints

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

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

Tell us why

We do not want problems in future which will be costly to remedy

Other qualifying matters

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

Sunlight is important for wellbeing and ensuring warmer outdoor spaces instead of cold windy areas

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Name: Daniel Moore

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Support provided there is sufficient infrastructure and neighbouring houses are protected in terms of daylight, privacy and outdoor space.

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

Tell us why

ONLY tyhe large ones. Smaller metropolitan areas such Glenfield, Browns Bay and Milford should have less distance and maybe a reduction in height.

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

Tell us why

Make sense

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

I think it needs to be carefully worked through as each one will be different and have different infrastructure on it such as transport, access, schooling, sewage etc

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

Tell us why

I think it needs to be carefully worked through as each one will be different and have different infrastructure on it such as transport, access, schooling, sewage etc

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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 support the principle of protecting these areas but feel which areas need to be closely looked at SCAs are important and areas such as Devonport should be covered by these and restrictions kept in place.

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

Tell us why

Once again I think the area that these are need to be carefully looked at. Also I feel that the protection and keeping of the Regionally Significant Volcanic View Shafts is important and they should be kept. I see this a s similar to the Character areas

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

I think this is an extremely important point. But I think it needs to be extended further to all areas short and long term constraints .Not all areas have the same infrastructure in place and this will make a huge difference. Things as mentioned above roading, sewage, stormwater, schooling etc all need to be considered and that is why I feel rolling all areas from Mixed Housing Suburban to a mixed Housing Urban Plan would be a mistake. Certain areas the schooling system is being very

stretched and one I know of has lost half its fields and its netball courts, which is not good for the children and their important outdoor activities.

Other qualifying matters

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

I feel that it is very important that all the Regionally Significant Volcanic Viewshafts are protected now and in the future. It would be a huge mistake to get rid of any of these so I would like to see them to be kept in place going forward.

I also feel that the points raised above on height and sunlight are important in these suburban areas as well so this should be taken into account as they do affect people's quality of life.

Along with this I feel it would be a huge mistake in these suburban areas to have no off street parking. I understand the need to get people into public transport but there is a need for cars and also a need for a place to park them. Blocking the streets more which is already happening would cause huge issues and interrupt the quality of life. A need for larger outdoor spaces on each property I think is also important.

I think quality of the intensification of housing is also important in order to have Auckland as a good place to live.

10a. Other comments

Blanket approach of MDRS is a mistake. Need to provide for infrastructure, schools and parking.

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

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Name: Patricia Giles

Name of organisation/business: Fluker Surveying Limited

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Please provide details of the zones that are depicted i.e. Two-Storey Single Dwelling Residential Area - what this is/means and how/when the zone will become effective/operative.

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

Tell us why

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

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Name: Yuntao Cai

Name of organisation/business: Melia Development Limited

Your local board: Hibiscus and Bays

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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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

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Tell us why

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Refer to letter attached.

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Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Submission – 20 Melia Place, Stanmore Bay

To Whom it may concern,

On behalf of our client Melia Development Limited, we have prepared feedback on Auckland Council's proposed response to the government's recent housing policy provisions, particularly the 'Medium Density Residential Standards' (MDRS) upzoning. This submission is focused on how these provisions will affect the client's property at No. 20 Melia Place, Stanmore Bay.

We note that as proposed, this property is to be upzoned from Single House Zone (SHZ) to Mixed Housing Urban (MHU). We support this upzoning, as we believe it will allow for an efficient use of a larger site, which is uncommon on the Whangaparaoa Peninsula. The property is also well located as accessible, being served by the 982 bus service on Whangaparaoa Road to the south and the 983 service on Vipond Road to the north, both of which are within walking distance. The site also borders 'Shadon Reserve' to the east. As such, it is appropriately located for intensification in line with the provisions of the MHU zone.

We do not believe that there are any qualifying matters relevant to the property (such as flooding, protected vegetation or heritage) that would otherwise prevent residential development. As such, we consider that the MHU zoning, rather than a lower density zoning, is appropriate.

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

Kind Regards,

Written By:



Harrison Fernandes-Burnard
Intermediate Planner
022 213 7745
harrison@civix.co.nz

CIVIX LIMITED





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

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Your details

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

Name: Claire Booth

Name of organisation/business: Red Rhino Limited and Airport Rent A Car Limited

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

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

Tell us why

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

Tell us why

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

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Tell us why

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THE PLANNING
COLLECTIVE

9 May 2022

Auckland Council

unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

14, 18, 20, 32, 58 and 60 Glenvar Ridge Road, Long Bay – Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released a draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Red Rhino Limited and Airport Rent A Car Limited are clients of The Planning Collective who are the land owners of 14, 18 and 60 Glenvar Ridge Road in Long Bay. The sites are currently zoned Residential – Large Lot. A small portion of the land at 32 and 58 Glenvar Ridge Road being zoned Residential Single House. The sites are within both Long Bay Precinct A and Long Bay Precinct B. The draft Planning Maps do not propose to rezone the land. The subject sites and wider area are identified as ‘*Area Under Investigation*’.

The purpose of this letter is to provide feedback relating to the identified sites and the wider area.

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required*

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admin@thepc.co.nz



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THE PLANNING
COLLECTIVE



- *Other additional qualifying matters that should apply in Auckland¹*

Description of the site

The subject sites at Long Bay are zoned Residential – Large Lot and Residential – Single House as identified above and collectively comprise approximately 20-ha of greenfield land. The sites are situated on the periphery of the existing urban area currently undergoing conversion from low-density to medium density housing. The sites have southern boundary frontage to Glenvar Ridge Road and are characterised by undulating topography sloping northwards towards Vaughans stream.

For the able-bodied, the sites are located within walking distance to the local centre, Long Bay Primary, Long Bay College, the football fields at Ashley Reserve, Long Bay Regional Park and Long Bay Beach.

A corridor of Significant Ecological Area traverses the northern portion of the sites. Across three of the five sites are Historic Heritage and Special Character overlays relating to Historic Heritage Places identified. These include Midden R10_990, Midden R10_989, Midden and Terraces R10_985, and Ditch and Bank, Pit R10-986. Also applying to the sites are Long Bay sub-precincts A, B and a very small area of sub-precinct D.

The Unitary Plan describes the Sub-precincts A and B as predominantly large lot residential land. Rural Residential Land is provided for in Sub-precinct B. Sub-precinct D provides for single housing, with some higher intensity integrated housing fronting the main roads and reserves. The land to the immediate east of the sites is owned by Templeton Long Bay North Limited and this land is currently under development for more intensive residential forms.

¹ Consultation Document: Government's new housing rules: What is means for Auckland.



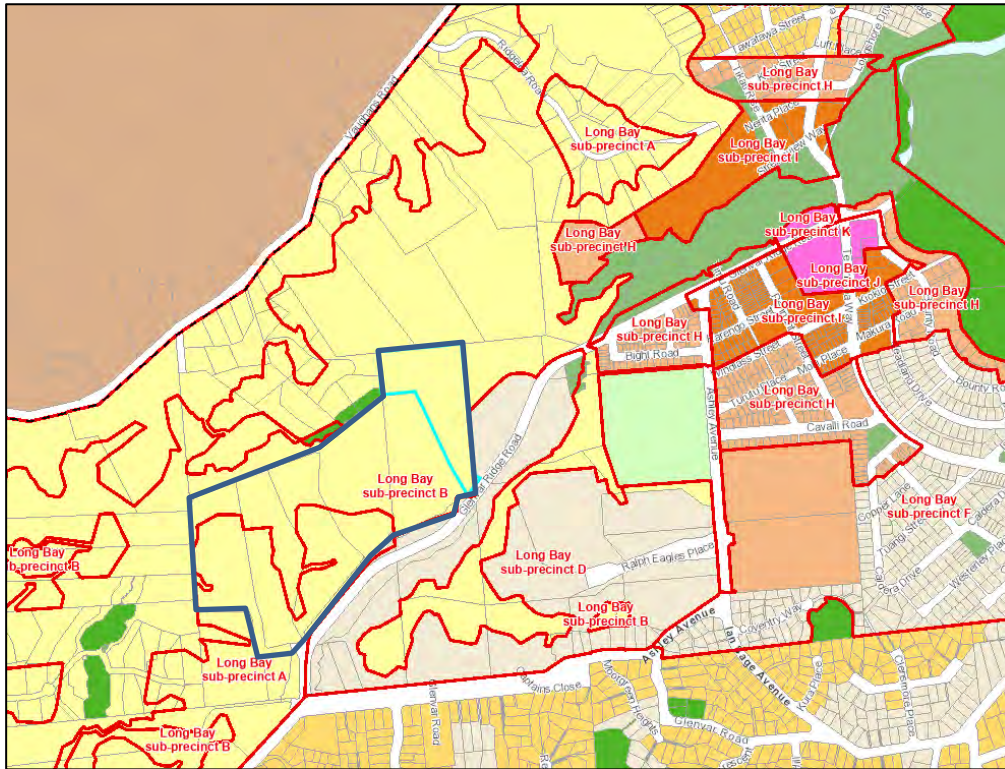


Figure 1- Zoning under the AUP-OP. The site is outlined in purple. (Source: AUP-OP GeoMaps 6/05/2022)

Walkable Catchments

Higher density residential development is proposed for sites within the catchment of small town centres or large local centres with high accessibility. These sites must be within a 3-minute walk or less; or located within a distance of 200m from the centre. The subject sites are located approximately 1km from the local Long Bay centre. A walk time to the centre will take the average person less than 10 minutes.

Auckland Council, in *The National Policy Statement on Urban Development and Medium Density Residential Standards, Auckland Council’s Preliminary Response*, defines the environmental factors that contribute to the walkability of a catchment in the below points:

- Topography
 - Street crossings
 - Block size
 - Land use mix
 - Traffic volumes
 - Perceived safety
- Affects how far people can walk
- Affects how far people want to walk

Walkability from the subject sites to Long Bay Local Centre is considered to be near ideal. Walking is facilitated by new, wide footpaths that span the length of Glenvar Ridge Road on both sides, three existing pedestrian crossings, flat topography along the urbanised section of the road, and the grass berm and landscaped setback of the footpath from the road that provides for pedestrian safety. Further

to this the area has high amenity value in terms of street landscaping, a variety of built form, coastal views and ease of access to reserves and open spaces.

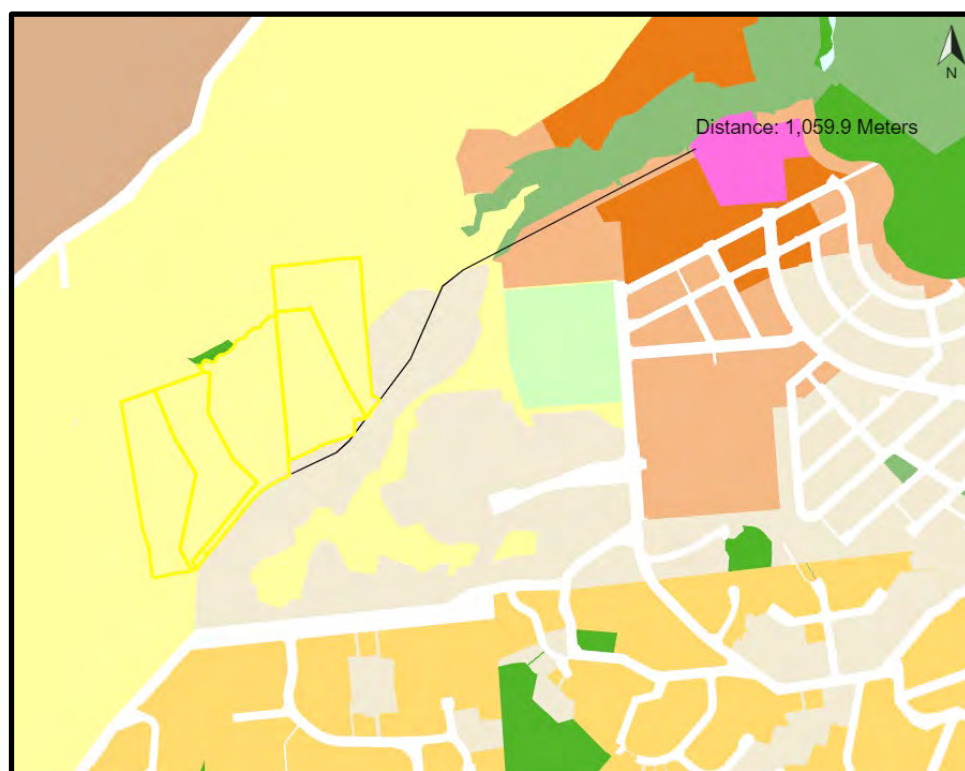


Figure 1: Distance from subject sites to Long Bay Local Centre (Source: Auckland Council GeoMaps).

Proposed Development

Our client are applying for a plan change to rezone the sites to enable a greater density of residential development on the land. They will then seek to apply for subdivision and landuse consents to develop the land. An indicative scheme plan for the proposed development is shown in Figure 3. The Plan Change and resource consents are due to be submitted later in 2022.



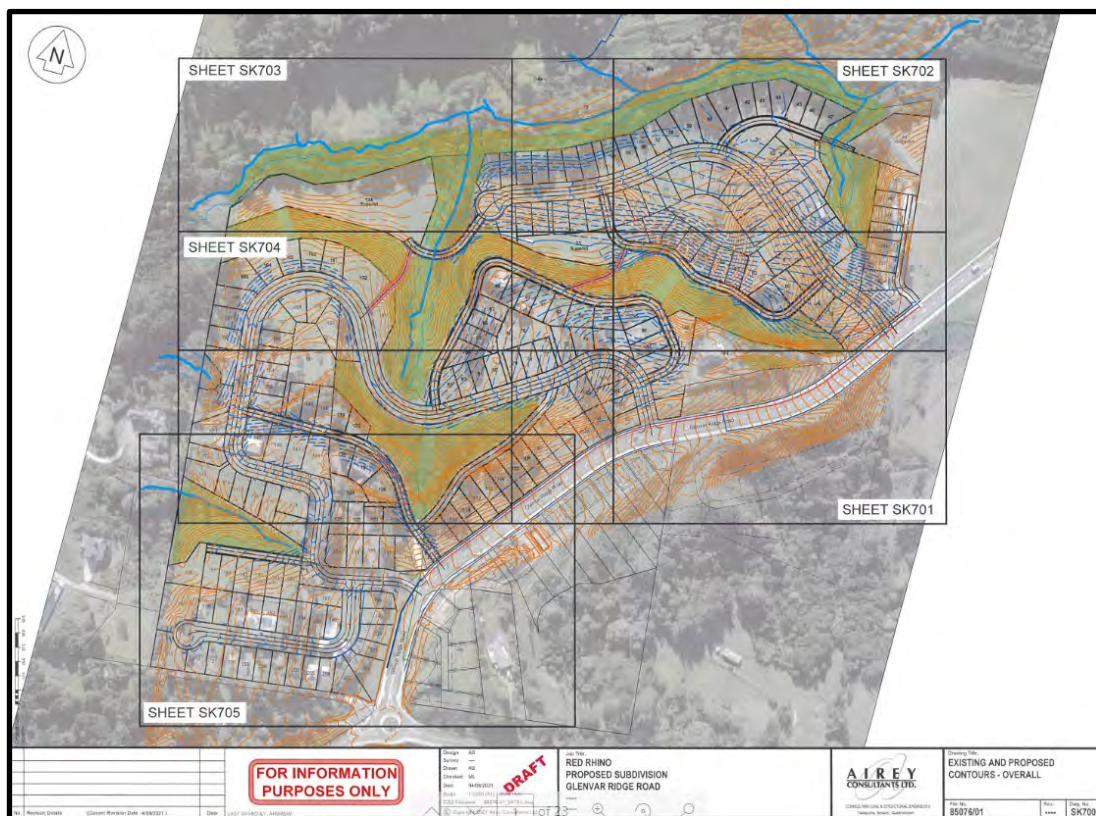


Figure 2: Preliminary plans (Source: Aireys Consultants Ltd)

Implications of the proposed draft zoning

Proposed Zoning

Auckland Council’s *Preliminary response viewer for NPS-UD and MDRS* does not propose to rezone the sites. It is noted that the sites lie within an Area of Investigation as shown in Figure 3 below.

The qualifying matters applicable to the sites are the overlays and precincts stated in the description:

- Historic Heritage Place Overlay
- Significant Ecological Areas – Terrestrial
- Precinct Under Investigation
- Designation



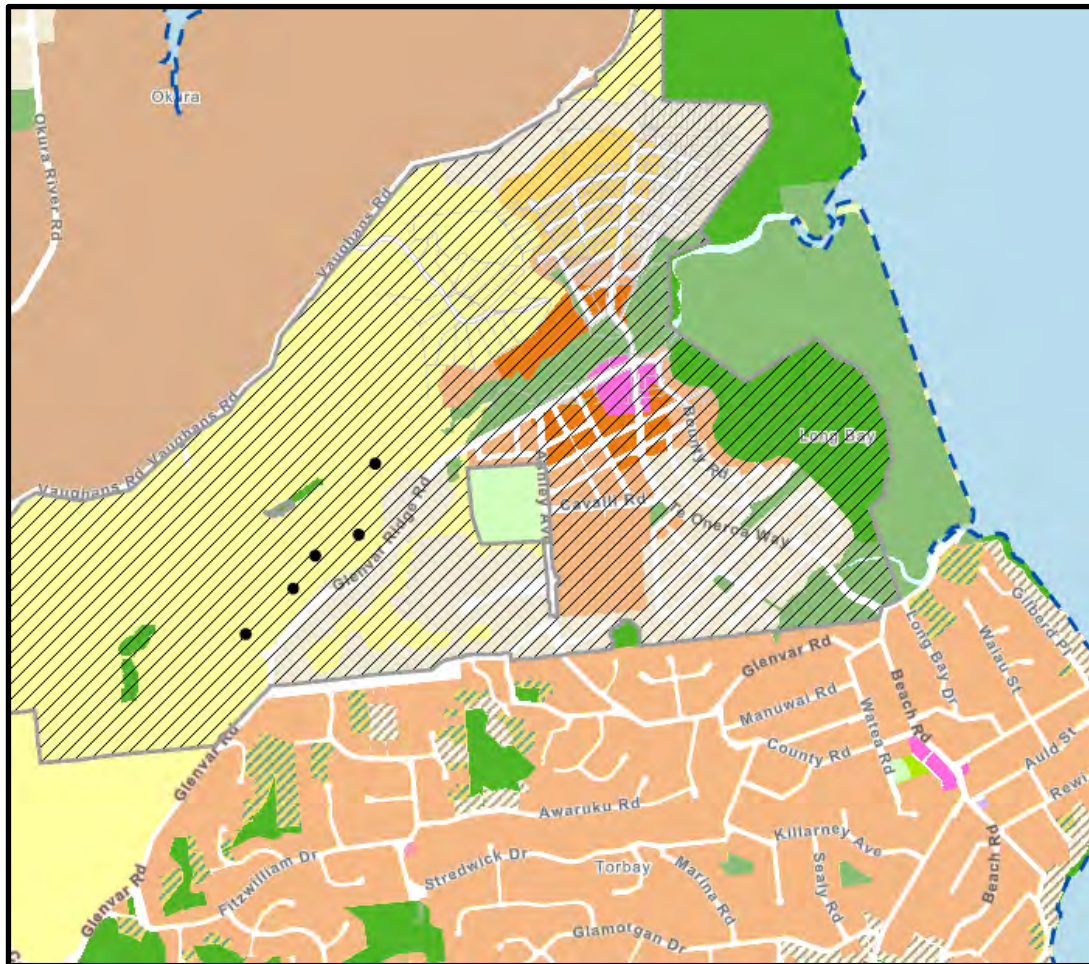


Figure 3: Draft Planning Maps. Sites identified by approximate black markers within Area of Investigation. (Source: Preliminary response viewer for NPS-UD and MDRS).

Implications

As shown on the draft Planning Maps above, the sites are situated within a precinct under investigation. This notation is supported and the submitter's wish to assist Auckland Council in any way to demonstrate that the land is in fact suitable for more intensive residential development to achieve the outcomes stated in the NPS: UD and the Enabling Housing Supply and other matters Act.

The Long Bay Precinct has enabled development of a new community on greenfield land in an integrated and sustainable way that protects and enhances the natural environment. Glenvar Ridge Road provides an opportunity for land to accommodate additional residential density without compromising Rural – Countryside Living zoned land further to the north.

The sites 14, 18, 20, 32, 58 and 60 Glenvar Ridge Road are located within approximately 1km walking distance, an approximate 10 minutes' walk of Long Bay Local Centre. There is also Public Transport options and the extensive reserve network at Long Bay in the immediate vicinity. Infrastructure can be upgraded to provide capacity to accommodate additional development. There are no known water supply or other constraints.



Whilst it is acknowledged that the Council has taken a blanket approach to exclude Residential - Large Lot zoned sites from the application of the MDRS, the sites unique split-zoning characteristics, greenfield development potential and proximity to existing local centres makes mixed housing urban zoning and related residential development a better, more efficient outcome for the land than the existing zoning pattern.

Summary

While Residential Large Lot zone is not under consideration as a part of the blanket approach taken to applying the Residential - Mixed Urban Zone, it is appropriate to look at these sites in the context of the surrounding zoning. The application of the Residential- Large Lot Zone in this location is no longer suitable for this site, when taking into account the adjoining zones, land uses and current development, the definition of the Residential - Large Lot Zone in the National Planning Standards and when considered in the context of the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Rezoning provides a significant positive opportunity to enable a comprehensive approach to residential development on this land.

On behalf of the landowner/developer, we seek that the Auckland Council Policy Team up-zone the sites at 14, 18, 20, 32, 58 and 60 Glenvar Ridge Road, Long Bay. We can provide a more detailed zone markup area prior to notification of the Intensification Plan Changes in August this year. We can also provide s32 Analysis to support revised zoning patterns in this location. Please let us know if this would be of assistance to Auckland Council. Alternatively, an onsite meeting could be valuable. Please let us know.

Yours sincerely



Burnette O'Connor
The Planning Collective 2021 Limited
Ph: 021-422-346
Email: Burnette@thepec.co.nz





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

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Your details

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

Name: Claire Booth

Name of organisation/business: Matvin Group Limited

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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We are proposing:

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

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

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Tell us why

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Tell us why

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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THE PLANNING
COLLECTIVE

9 May 2022

Auckland Council

unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

201 and 203 Browns Bay Road, Browns Bay – Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released a draft of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Matvin Group Limited are clients of The Planning Collective. They are also applicants for a combined subdivision and landuse application currently processing through the COVID-19 Recovery (Fast-Track Consenting) Act 2020 to construct and use 51 residential apartments at the above sites. The sites are currently zoned Residential – Mixed Housing Urban. The draft Planning Maps do not propose to rezone the sites.

The purpose of this letter is to provide feedback relating to this area and specifically support retention of the Residential Mixed Housing Urban zoning incorporating the MDRS standards, for the properties at 201 and 203 Browns Bay Road, Browns Bay. The draft notified is unclear, but we assume from the wording below, that this is the Council's intention:

However, central government has taken a much stronger role in planning for the growth of New Zealand's largest cities. Last year the government passed amendments to the Resource Management Act requiring the council to enable more medium-density housing of up to three storeys across most of Auckland's residential suburbs without a resource consent. The council will be incorporating the government's Medium Density Residential Standards, or MDRS, into the residential zones in urban Auckland, as the RMA now requires.

May 2022



THE PLANNING
COLLECTIVE

In particular, the Consultation document notes that you are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required*
- *Other additional qualifying matters that should apply in Auckland¹*

Description of the site

201 and 203 Browns Bay Road, Browns Bay are currently zoned Residential – Mixed Housing Urban under the AUP-OP. The sites are currently developed with a single dwelling each, paved access and a substantial amount of vegetation and hedging. The sites slope northwards from the road at a steep gradient. There are no overlays applying to the sites.

The sites are located approximately 2km from the planned Rosedale Bus Station – within cycling distance but likely not within walking distance. The sites are also located approximately 100m from the Business – Mixed Use Zone and 450m from the Business – Neighbourhood Centre Zone on East Coast Road. The neighbourhood centre provides a butchery, bakery, dairy, liquor store, and petrol station.

The sites are suitable to accommodate additional housing density and application of the MDRS.

Proposed Development

Our client Matvin Group Limited, are the applicants for a combined subdivision and land use application to construct 51 residential apartments at the above sites. The application is being assessed under the COVID-19 Recovery (Fast-Track Consenting) Act 2020. The proposed scheme plan is show in in Figure 1.

¹ Consultation Document: Government’s new housing rules: What is means for Auckland.



Figure 1: Proposed Site Plan (Source: GEL Architects).

Applying the MDRS

The site is proposed to retain the Residential- Mixed Housing Urban under the preliminary response to the NPS-UD and MDRS, but with application of the MDRS.

There are no qualifying matters applicable to the site.

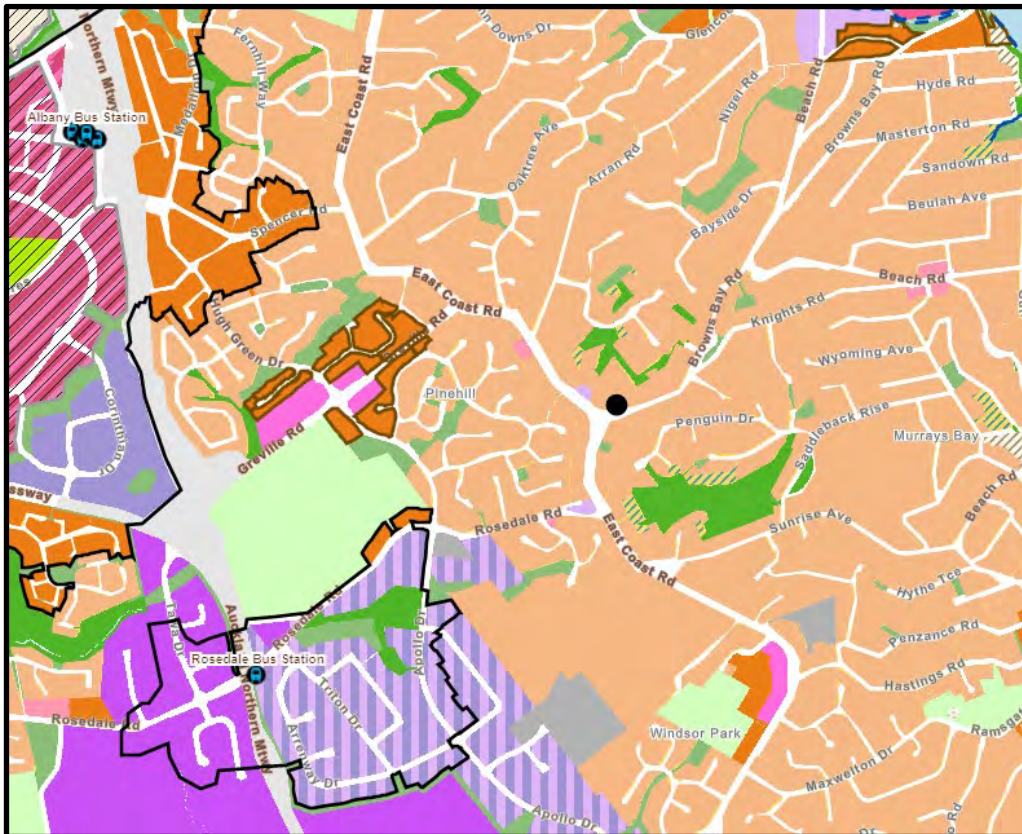


Figure 2: Draft Planning Maps. Site identified by an approximate black marker.
(Source: Preliminary response viewer for NPS-UD and MDRS).

Summary

On behalf of the landowner, the Planning Collective support the draft zoning proposed by the Auckland Council Policy of the properties at 201 and 203 Browns Bay Road, Browns Bay subject to our understanding that the residential – Mixed Housing Urban zoning will be amended to incorporate all of the MDRS.

Yours sincerely

Burnette O'Connor
The Planning Collective 2021 Limited
Ph: 021-422-346
Email: Burnette@thepc.co.nz



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

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Your details

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

Name: Len Berger

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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Tell us why

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

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

As a property owner on the Rothesay bay cliffs, I am supportive of the application, extent, and justification of the Coastal Erosion ASCIE 2103 (RCP 8.5+) as a qualifying matter. Several collapses have occurred at the Rothesay Bay cliffs, and I consider it appropriate to limit residential intensification in this area. For this reason, I also support the application of the "Two-Storey Single Dwelling Residential Area" to the Rothesay Bay cliff area.

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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: Lance Hessel

Name of organisation/business: Civix Ltd

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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Auckland Council
Attn: Plans and Policy

9 May 2022

MDRS Consultation Submission – 247 Beach Road, Campbells Bay

To Whom it may concern,

On behalf of our client Aaron Ghee, we have prepared a submission on Auckland Council’s proposed response to the government’s recent housing policy provisions, particularly the ‘Medium Density Residential Standards’ (MDRS) up-zoning. This submission **opposes the** proposed Two- Storey Single Dwelling Residential Area (TSSDRA) at 247 Beach Road (the Site) from Single House Zone.

The summary of the opposition is that the Qualifying Matters applicable to the Site and others in the same area on the coastal margin are not of such impact to preclude the preferred Mixed Housing Urban Zone – Modified (MHUZ-M) over the site as shown in much of the surrounding areas including the adjoining site to the north.

Site and surrounds description

The Site at 247 Beach Road is a rear site in the Single House Zone (SHZ) bounded by No. 249 and Campbells Bay Road to the west (Mixed Housing Suburban Zone (MHSZ)), No. 257 to the north (SHZ), Numbers 241, 243 (both MHSZ), and 245 to the south (SHZ), and the coastal margin to the east.

The Site has an area of 2,459m² and contains an existing dwelling. Access to the site is via an access of 4.6m width. It is covered in existing vegetation, with a small area of Significant Ecological Area adjacent to the Esplanade Reserve Area which includes the cliff to the coastal margin below.

The slope of the site is mostly gentle, rising gently from the road to the east and then gradually dropping toward the coast, where the slopes become steep before reaching the cliff dropping to the coast below.

The site is illustrated below in Figure 1.



Figure 1: Location of No. 247 Beach Road, Campbells Bay

The site is located in an area of suburban character, with a mix of house sizes and site densities, resulting from the mix of SHZ and MHSZ in this location, demonstrable in Figure 2 below.



Of particular note is the existing medium density of dwellings in the neighbourhood and the associated residential character which up-zoning the site to MHUZ - M will complement.

The site is in proximity to recreational reserves and in reasonable proximity to the commercial centres of Albany, Wairau Valley, and Takapuna..



Figure 2: The wider area in the vicinity of the Site (blue outline)

Approved development and subdivision of the Site

The site has been granted development and subdivision consent under BUN60369690 for three dwellings and associated subdivision. The site plan is shown below in Figure 3.

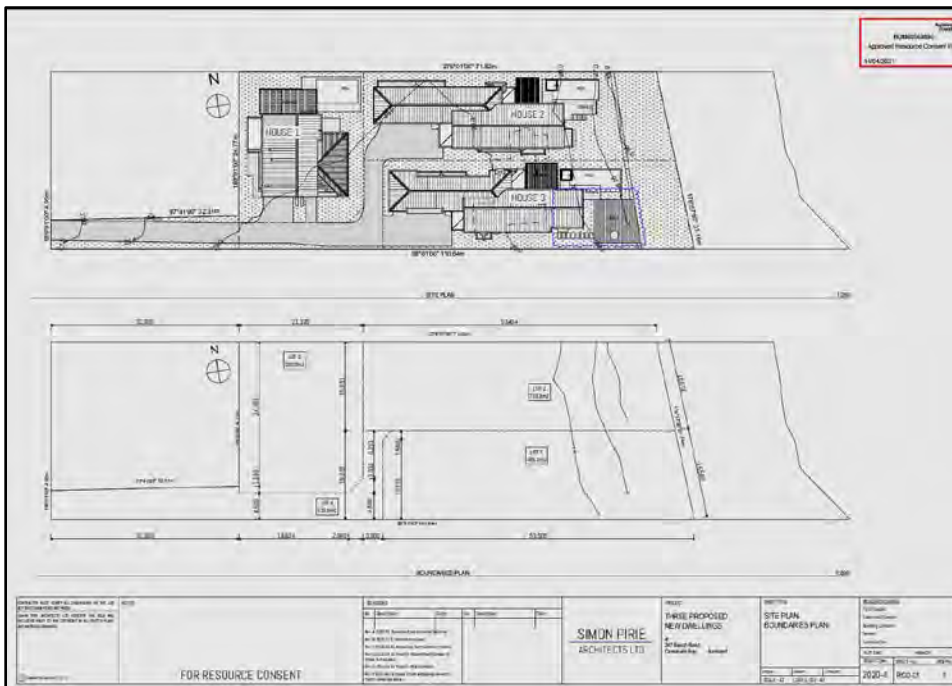


Figure 3: The approved subdivision and development

Proposed Zoning under the MRS and Associated Qualifying Matters

The proposed zoning under the MDRS set out for public feedback is Two-Storey Single Dwelling Residential Area (TSSDRA), and is subject to the following Qualifying Matters:

Qualifying Matter/s on Site

- Regionally Significant Volcanic Viewshafts
- Significant Ecological Areas - Terrestrial
- Coastal Erosion (ASCIE 2130 (RCP8.5+))

The proposed zoning of the site is shown in Figure 4 below.

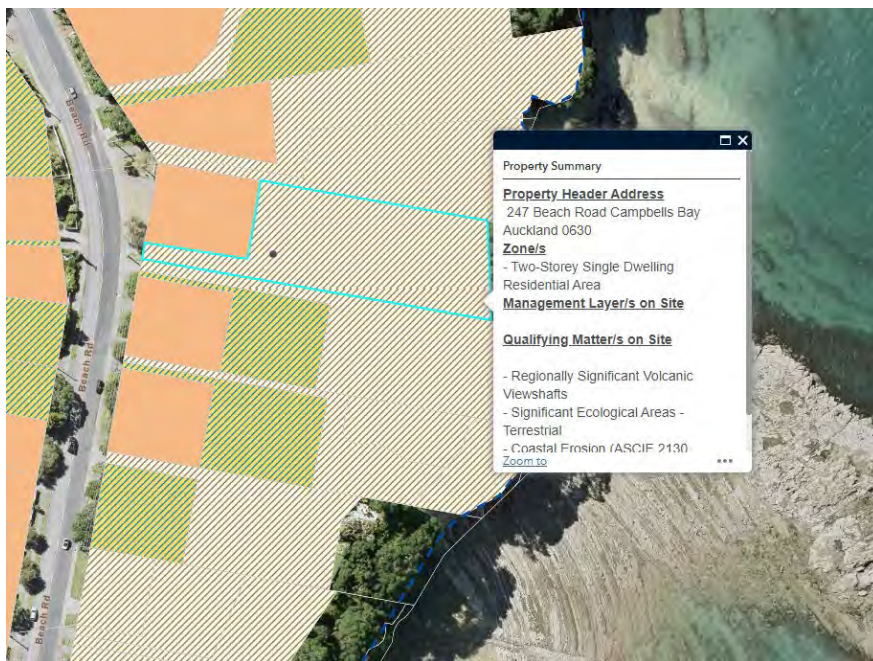


Figure 4: The site and neighbourhood up-zoning area.

Note the coastal erosion overlay is not effectual here given the location above a cliff which has geotechnical assessment of resistance to this.

Proposed up-zoning of the wider location

It is noted that the site is included in a wide area proposed for up-zoning to MHUZ-M as shown below in Figure 5 - Wider location up-zoning.



Figure 5: Wider location up-zoning.

Current Zoning and Overlays

The current residential zoning in the proximity of the Site is predominantly Mixed Housing Suburban Zone, and there are also areas of Mixed Housing Urban Zone in the wider location as shown below in Figure 6. It is further noted that despite these different zones applying to the location, the character of the area is similar throughout. In this regard, it is practical to apply consistent zoning in the location.

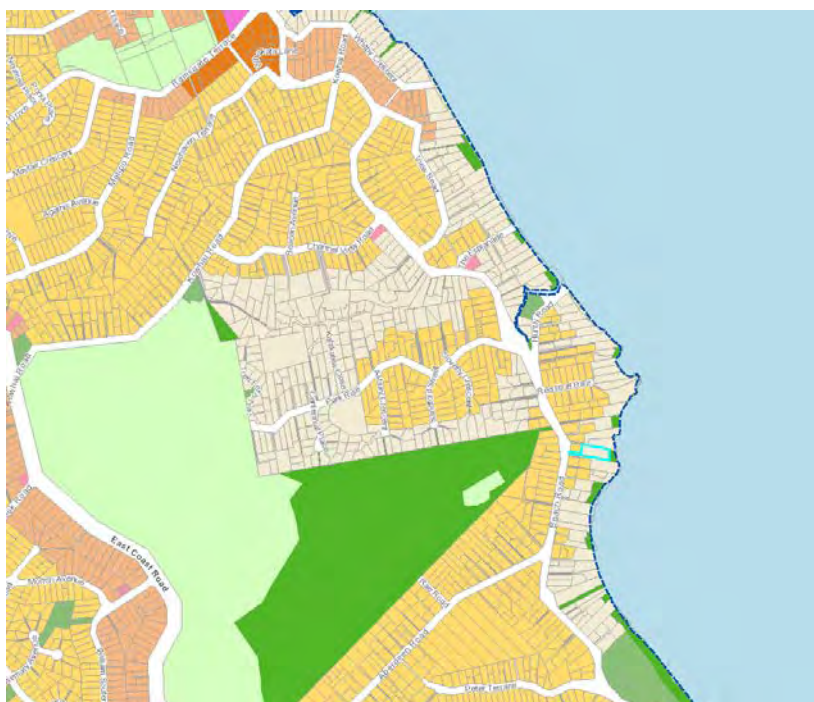


Figure 6: Current AUP Residential Zoning

The site is currently subject to the following overlays and controls:

Overlays
Natural Resources: Significant Ecological Areas Overlay - SEA_T_8254,
Terrestrial
Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - T4, Rangitoto Island, Viewshafts

Controls
Controls: Macroinvertebrate Community Index - Urban

The overlays are shown below in Figures 7 to 9.



Figure 7: Significant Ecological Area

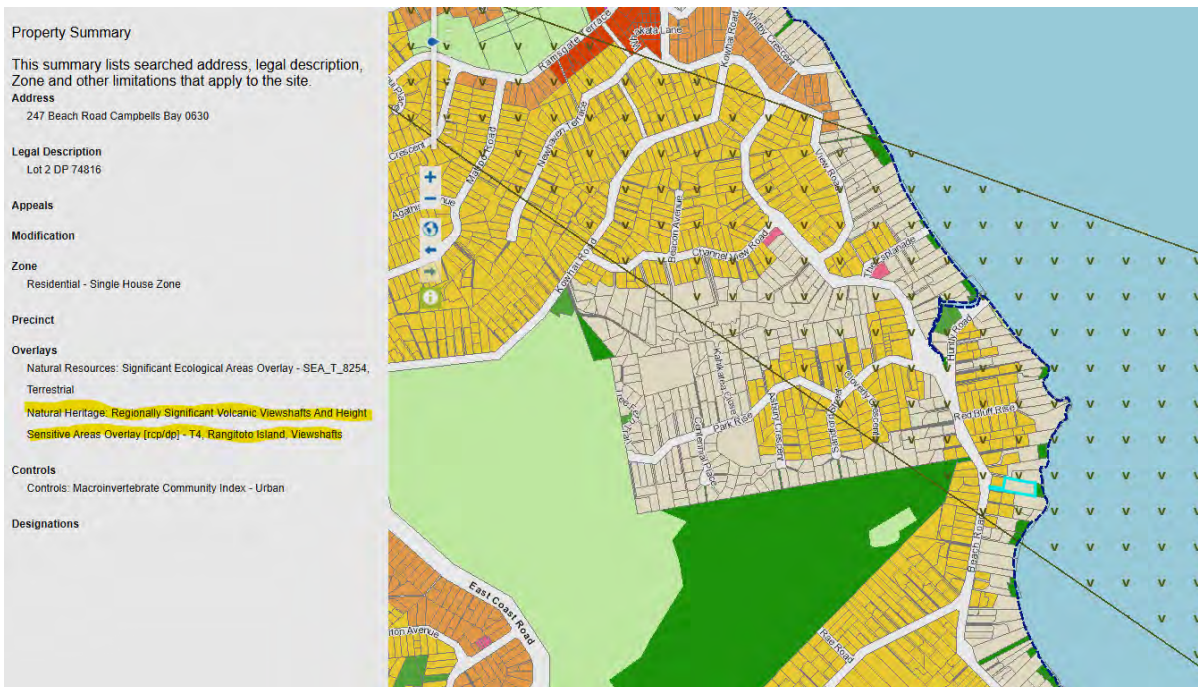


Figure 9: Volcanic Viewshaft and Height Sensitive Areas

It is noted that there are also many sites located in the MHUZ-M up-zoned areas within the Volcanic Viewshaft and Height Sensitive Areas overlays.

Public Transport and Accessibility to local services

Bus stops are located on Beach Road very close to the Site (see Figure 7 below), and the site is in reasonable proximity to Takapuna, Albany, Wairau Valley, Glenfield, and Auckland CBD. Therefore, access to these metropolitan areas is readily available by public transport.

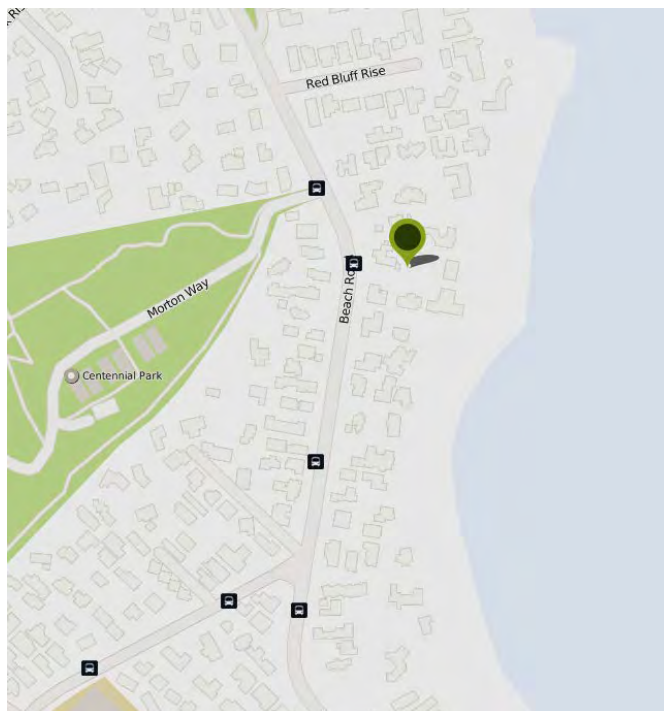


Figure 7: Local bus stops in the vicinity of the Site

Reasons for opposing the proposed TSSDRA

It is noted that as shown above in Figure 5, most of the surrounding sites are to be up-zoned to MHUZ-M with those not proposed for this subject to several Qualifying Matters.

On review of the Qualifying Matters applicable to the area, it is noted that areas subject to volcanic viewshafts are enabled under the MHUZ-M up zoning.

It is therefore apparent that the overlays of SEA and Coastal Erosion are the determining Qualifying Matters for preclusion from the up-zoning of the Site from MHUZ-M, as well as other similar sites along the coast in this location.

Regarding 247 Beach Road and other adjoining coastal margin sites, the SEA areas are located away from development areas closer to the coastal margins and can still be protected while more intensive development can occur without affecting these areas. Further, regarding 247 Beach Road, the SEA is located mostly within the reserve land at the cliff edge as shown above in Figure 6.

It is further noted that some of the sites precluded from this up-zoning are substantially more affected by the SEA overlay, including those located in the vicinity of the catchment between Park Rise and Channel View Road as shown below in Figure 7. This correlates with the excluded MHUZ-M sites shown above in Figure 4 – also shown as proposed TSSDRA.

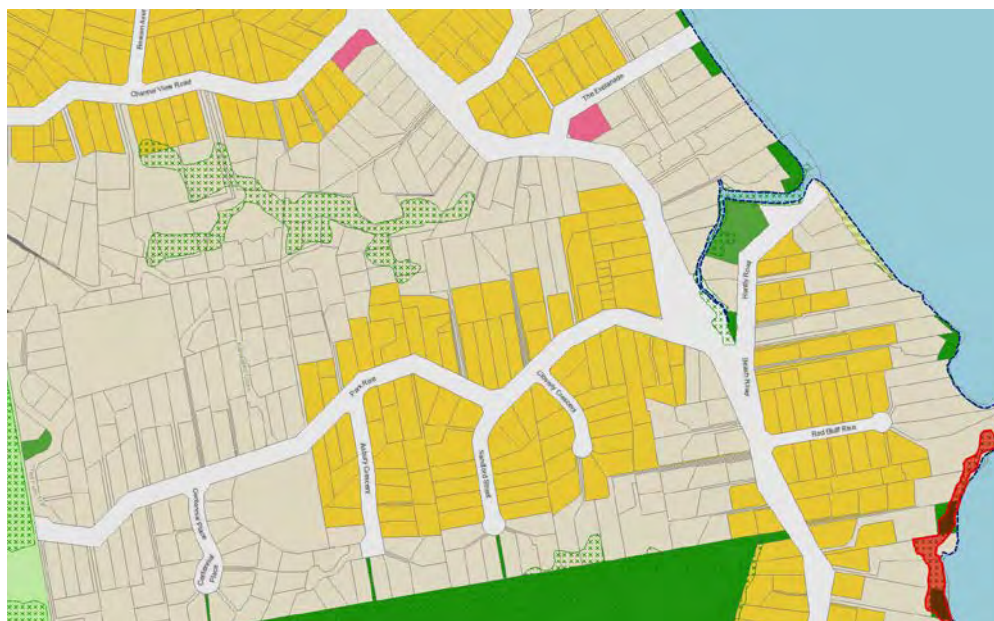


Figure 7: SEA areas in the vicinity of Park Rise and Channel View Road.

The only other Qualifying Matter affecting the omission of up-zoning is the Coastal Erosion (ASCIE 2130 (RCP8.5+)) overlay, which for this site has been demonstrated not to affect the development of the site, (including factoring in climate change over the next 100 years). This is set out in the Geotechnical Investigation Report (GIR) accompanying the application to subdivide under BUN60368690 responding to the need to address Natural Hazard Risks. In Section 8, the geotechnical assessment includes the observation that:

According to Table 7.7 of the Auckland Regional Council Technical Report No.009 Feb 2009 – Regional Assessment of Areas susceptible to Coastal Erosion, the conservatively estimated long term retreat of the site, based on Table 7.7 of this Technical Report, is expected to be 2m to 4m.

The building sites approved under BUN60368960 are substantially removed from the 100-year instability zone.

This geotechnical assessment is included in **Appendix 1**.

Based on the above considerations, it is clear that where areas of SEA do not affect development potential, and the Coastal Erosion overlay can be addressed by a suitable Natural Hazard Risk assessment, these Qualifying Matters should not preclude up-zoning of this site or others in proximity subject to the same Qualifying Matters and mitigating factors being demonstrated.

It is appreciated that the MHUZ-M would deem up to three dwellings per site with the associated development controls as a permitted activity, however, management of natural hazards and SEA vegetation is included in the AUP in Chapters E36 – Natural Hazards and Flooding, and E15 – Vegetation Management and Biodiversity, so the potential effects of these aspects of the identified Qualifying Matters can be managed by compliance with these chapters or by obtaining the required consents under these if necessary.

Conclusion

The Site and surrounds and associated character, and the Site's location close to public transport and metropolitan areas as described above, demonstrate that this Site is suitable for the preferred up-zoning to MHUZ-M.

It is not considered that the Qualifying Matters related to the site, and others in the same location with the same Qualifying Matters with similar attributes as this (including the limited extent of SEA relating to the Site) should preclude further intensification enabled under the MHUZ-M as identified as appropriate for the majority of the surrounding areas.

These Qualifying Matters can be readily assessed as not affecting the ability for this intensification as demonstrated above. It is accepted that the assessment of natural hazards for the site relating to coastal erosion is bespoke only to this site, however, it is likely that at least other sites in the immediate vicinity of this could demonstrate the same degree of negligible risk. Further,

these matters are able to be managed by addressing the requirements of Chapters E15 and E36 as discussed above.

If more efficient use of the site is enabled through additional height and additional residential use, this suits the outcomes sought under the National Policy Statement for Urban Development. The rationales applied here could extend to the wider neighbourhood subject to the same considerations, with a wider catchment also possible for inclusion under the MHUZ-M, further satisfying the outcomes sought under the NPSUD.

For the reasons set out above, the proposed TSSRDA is **opposed**, with the MHUZ-M sought over this instead.

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

Kind Regards,

Written By:



Lance Hessell
Senior Planner
021 0469400
lance@civix.co.nz

CIVIX LIMITED

APPENDIX 1

BEACH ROAD GEOTECHNICAL INVESTIGATION REPORT



Geotechnical Investigation Report

247 Beach Road, Campbells Bay
For Precise Homes North Shore Limited

Reference: 1914
Date: 22nd February 2021
Revision: C



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Appendices

Appendix A: Architectural and Earthwork Plans

Appendix B: Hand Auger Hole Logs, Machine Borehole Log & Ground Water Monitoring

Appendix C: Slope Stability Analysis Results

Appendix D: SK-1914-01

1 Introduction

GeoStudio Ltd has been engaged to undertake a subsoil investigation and provide geotechnical recommendations for the proposed three new dwellings and three new pools at 247 Beach Road, Campbells Bay.

This geotechnical investigation has been conducted to provide recommendations with respect to slope stability and foundation design for the proposed three new dwellings and pools. It aims to determine whether the land on which the three new dwellings and pools have been proposed is likely to be subject to erosion, subsidence, or slippage; or whether the proposed development work itself is likely to accelerate, worsen, or result in instability of the land or any other property; and to recommend adequate provisions to protect the land or the proposed development or other property from instability in accordance with the provisions of the Building Act 2004.

2 Site Description

The site location is indicated on Figure 1. Its legal description is: Lot 2 DP 74816.

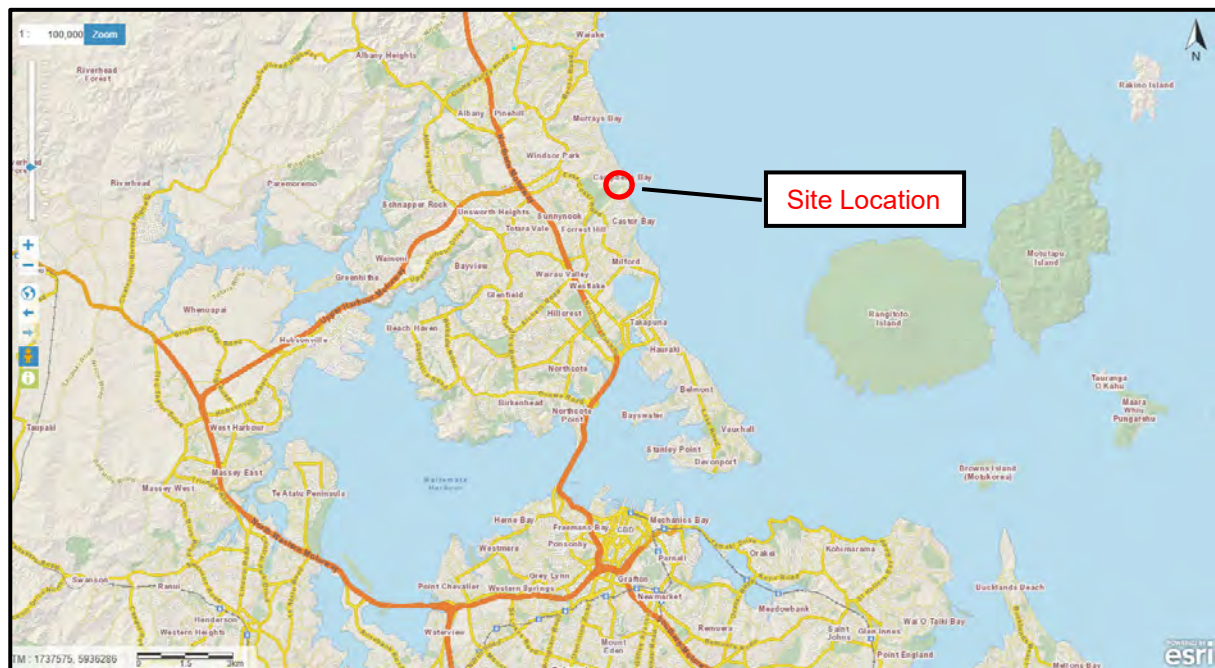


Figure 1: Site Location Plan (Courtesy of Auckland Council Geomaps)

The existing site layout is shown in Figure 2 and Photos 1 to 4.



Figure 2: Site Layout and Investigation Plan (courtesy of Auckland Council Geomaps)



Photo 1: This photo was taken from the drive way facing east. It shows the front garden area of the property and existing dwelling directly ahead.



Photo 2: This photo was taken from the north west corner of the existing dwelling facing west. It shows the drive way on the left and front garden area of the property.



Photo 3: This photo was taken from the north eastern corner of the existing dwelling facing south. It shows the rear garden area of the property and the existing dwelling on the right.

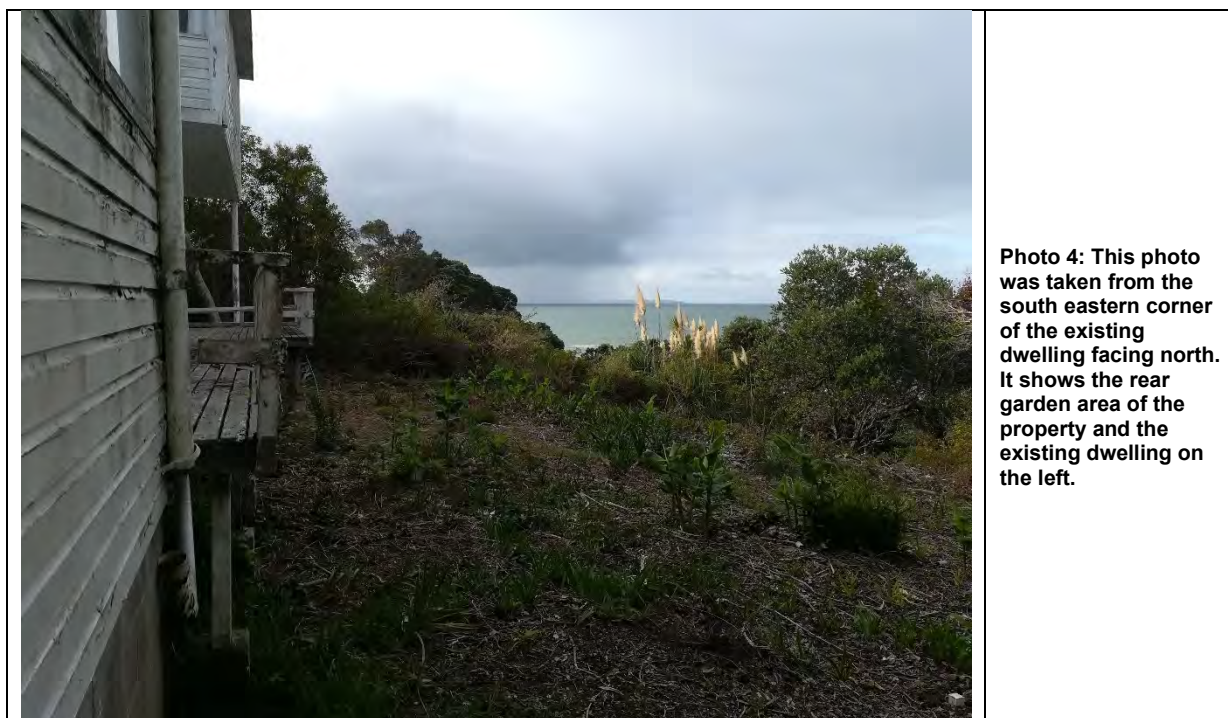


Photo 4: This photo was taken from the south eastern corner of the existing dwelling facing north. It shows the rear garden area of the property and the existing dwelling on the left.

The site can be accessed via a long driveway from Beach Road. At the time of drilling the property consisted of one existing dwelling. The area surrounding the existing dwelling consists mostly of grass and small to large trees. The ground in the area of the proposed three new dwellings is relatively flat with a gentle slope of $<5^\circ$ at the eastern end of the property, which slopes down towards the east where it reaches the crest of the cliff face at approximately $5-21^\circ$. Along the eastern boundary of the property, the ground abruptly becomes steep at the crest of the cliff face down to the rock platform below. The cliff is approximately 9.0m in height from the toe to the crest and is very steep to near vertical at approximately $70-80^\circ$.

3 Proposed Development

According to the draft architectural plans provided by SIMON PIRIE Architecture LTD, it is proposed that the existing dwelling will be removed. It is then proposed that there will be excavation (cut) of $\leq 2.7\text{m}$ and fill of $\leq 1.5\text{m}$ from the existing ground level, for the construction of three new dwellings and three new pools.

The draft site plans are attached in Appendix A.

4 Geological Map

According to Geological Map of the Auckland Area, 1:250 000 geological map 3 by Institute of Geological and Nuclear Sciences, the site is likely to be underlain by East Coast Bays Formation (ECBF) of Waitemata Group. These soils have alternating sandstone and mudstone with variable volcanic content and interbedded volcanoclastic grit beds.

The clay rich and cohesive silt soils may also be prone to shrinking and swelling following changes in natural moisture content.



5 Site investigation

We carried out a site walkover on 12th May 2020. Six 50mm diameter hand augered exploratory holes were carried out in the area of the proposed three new dwellings and three new pools. The locations of the exploratory holes are shown in Figure 2. In-situ Pilcon Shear Vane tests were carried out in the hand augered holes generally at 0.5m depth intervals. An additional Scala Penetrometer test was also done at the base of HA06 during the day of exploratory drilling. A 9.5m deep machine borehole was carried out at the edge of a steep slope over the cliff face on 22nd May 2020. SPTs were carried out at 1.5m intervals.

The graphical hand auger and machine borehole logs are presented in Appendix B.

6 Subsoil Conditions

The findings from our hand auger investigation generally agree with the Geological Map 3 of the Auckland area. During the day of our site investigation, we encountered original East Coast Bays Formation soils (ECBF) which extended from the existing ground level down to our hand auger termination depth of 3.0m bgl in HA01, HA02, HA03 & HA05, and 5.0m bgl in HA04 & HA06. An additional Scala Penetrometer test was done at the base of HA06 which reached 20+blows/100mm at 5.3m bgl. These original East Coast Bays Formation soils encountered during drilling varied from clay to silt. The shear vane tests suggest that these clayey to silty soils are generally stiff to very stiff in consistency. These stiff to very stiff original East Coast Bays Formation soils are considered suitable bearing strata for the proposed excavation and construction.

Slightly/moderately weathered ECBF rock is inferred below 5.3m deep with Scala penetrometer blowcount >20 blows/100mm and below 5.5m deep with SPT N>50.

The ECBF residual soil and rock are not susceptible to seismic liquefaction and lateral spreading.

A (0.2m) deep layer of topsoil was encountered in all hand auger holes. These topsoil materials are not considered consistent bearing strata for the proposed development.

7 Groundwater

No groundwater table was encountered during the day of our hand auger investigation.

We have additionally been requested to carry out groundwater monitoring to provide an assessment in relation to groundwater drawdown and diversion for the proposed excavations. Our groundwater water monitoring was carried out over a period of four weeks (2 days, 7 days and 14 days) after the installation of a 5.0m bgl deep Piezometer (standpipe) on 12/05/2020 at 247 Beach Rd, Campbells Bays in the area of the proposed greatest excavation depth for the three new dwellings and three new pools. During our site investigation (12/05/2020) we did not encounter a ground water table within 5.0m bgl. Our first groundwater measurement (14/05/2020) showed a groundwater table at 3.4m bgl. Our second groundwater measurement (19/05/2020) showed a groundwater table at 3.8m bgl, and our third and last groundwater measurement (15/06/2020) showed a groundwater table at 3.3m bgl.

Based on the proposed maximum excavation depths of 2.7m bgl, with an average winter groundwater table of 3.5m bgl, the proposed excavation would not intercept the natural groundwater table nor would it impede the flow of groundwater in accordance with sections E7.6.1.6 & E.7.6.1.10.

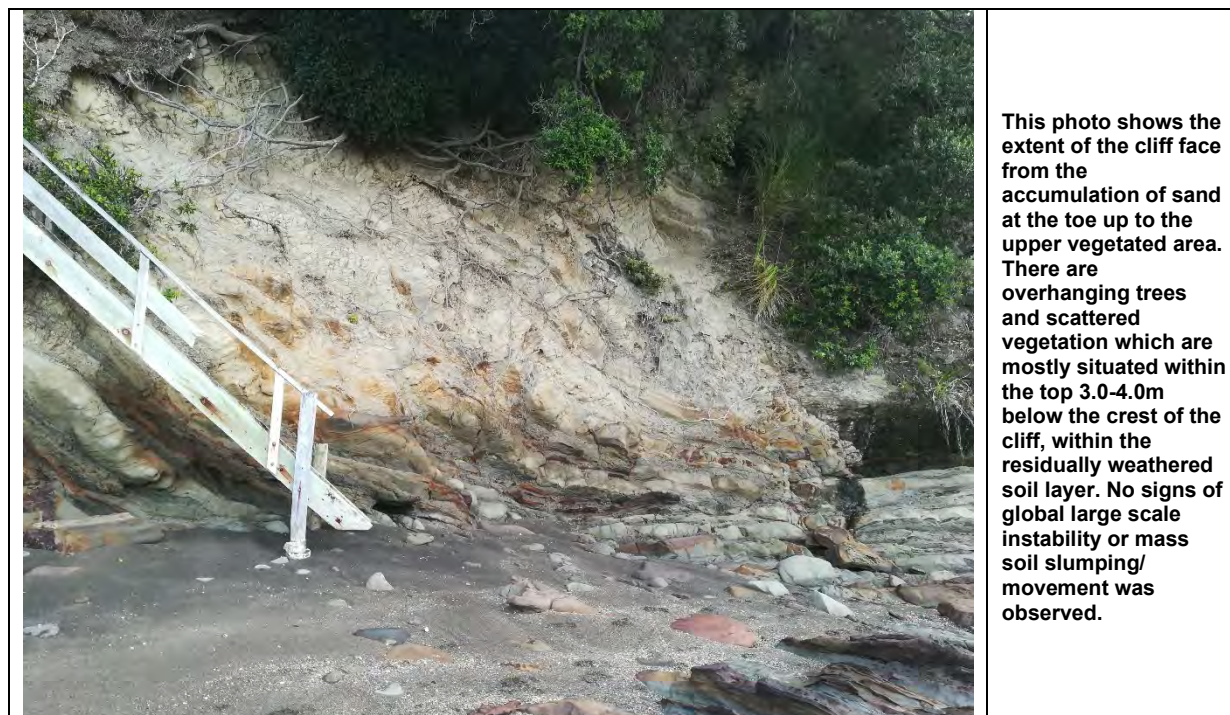
Activity	Applicability to this property	Complies yes/no
E7.6.1.6. (1) The water take must to be geothermal water.	Water take is not geothermal.	Yes
E7.6.1.6. (2) The water take must not be for a period of more than 10 days where it occurs in peat soils, or 30 days in other types of soil or rock.	Water take will not occur.	Yes
E7.6.1.6. (3) The water take must only occur during construction.	Water take will not occur during construction.	Yes
<p>E7.6.1.10 (1) All of the following activities are exempt from the Standards E7.6.1.10(2) – (6):</p> <p>(a) pipes cables or tunnels including associated structures which are drilled or thrust and are less than 1.2m in external diameter;</p> <p>(b) pipes including associated structures up to 1.5m in external diameter where a closed faced or earth pressure balanced machine is used;</p> <p>(c) piles up to 1.5m in external diameter are exempt from these standards;</p> <p>(d) diversions for no longer than 10 days; or</p> <p>(e) diversions for network utilities and road network linear trenching activities that are progressively opened, closed and stabilised where the part of the trench that is open at any given time is no longer than 10 days.</p>	<p>(a) Water take will not occur.</p> <p>(b) Water take will not occur.</p> <p>(c) Water take will not occur.</p> <p>(d) Water take will not occur.</p> <p>(e) Water take will not occur.</p>	N/A
E7.6.1.10 (2) Any excavation that extends below natural groundwater level, must not exceed:	<p>(a) Water take will not occur.</p> <p>(b) Water take will not occur.</p>	Yes

<p>(a) 1ha in total area; and</p> <p>(b) 6m depth below the natural ground level.</p>		
<p>E7.6.1.10 (3) The natural groundwater level must not be reduced by more than 2m on the boundary of any adjoining site.</p>	<p>Water take will not occur.</p>	<p>Yes</p>
<p>E7.6.1.10 (4) Any structure, excluding sheet piling that remains in place for no more than 30 days, that physically impedes the flow of groundwater through the site must not:</p> <p>(a) impede the flow of groundwater over a length of more than 20m; and</p> <p>(b) extend more than 2m below the natural groundwater level.</p>	<p>(a) Water take will not occur. Proposed excavation will not impede the flow of groundwater.</p> <p>(b) Water take will not occur. Proposed excavation will not impede the flow of groundwater.</p>	<p>Yes</p>
<p>E7.6.1.10 (5) The distance to any existing building or structure (excluding timber fences and small structures on the boundary) on an adjoining site from the edge of any:</p> <p>(a) trench or open excavation that extends below natural groundwater level must be at least equal to the depth of the excavation;</p> <p>(b) tunnel or pipe with an external diameter of 0.2 - 1.5m that extends below natural groundwater level must be 2m or greater; or</p> <p>(c) a tunnel or pipe with an external diameter of up to 0.2m that extends below natural groundwater level has no separation requirement.</p>	<p>(a) Water take will not occur. Proposed excavation will not extend below natural groundwater.</p> <p>(b) Water take will not occur. Proposed excavation will not extend below natural groundwater</p> <p>(c) Water take will not occur. Proposed excavation will not extend below natural groundwater.</p>	<p>Yes</p>
<p>E7.6.1.10 (6) The distance from the edge of any excavation that extends below natural</p>	<p>Water take will not occur. Proposed excavation will not</p>	<p>Yes</p>

<p>groundwater level, must not be less than:</p> <p>(a) 50m from the Wetland Management Areas Overlay;</p> <p>(b) 10m from a scheduled Historic Heritage Overlay; or</p> <p>(c) 10m from a lawful groundwater take.</p>	<p>extend below natural groundwater.</p>	
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8 Cliff Face Assessment

We undertook a cliff face assessment on the day of our site visit on 12/05/20. The site is underlain by 200-300mm thick siltstone layers with interbedded thin layers of mudstone with thicknesses of 20-200mm. The strike and dip angle are approximately 175°/60°W. While any close jointing and faulting were not observed, we observed upwards folding of the beds to the south of the observed cliff face with an observed aperture of discontinuity being tight to narrow (0-6mm). The observed cliff face contained very little vegetation growth within the lower 4-5m, with moderate vegetation cover at the crest within the existing residually weathered soil layer. The observed bedding inclination and north-south strike with a 60° west dip angle suggests that any cliff face slip planes are angled inland and not down towards the coast.



This photo shows the extent of the cliff face from the accumulation of sand at the toe up to the upper vegetated area. There are overhanging trees and scattered vegetation which are mostly situated within the top 3.0-4.0m below the crest of the cliff, within the residually weathered soil layer. No signs of global large scale instability or mass soil slumping/movement was observed.



Based on our cliff face assessment, a Geological Strength Index (GSI) of 60 is estimated for the site. According to Table 7.7 of the Auckland Regional Council Technical Report No. 009 Feb 2009 - Regional Assessment of Areas Susceptible to Coastal Erosion, the conservatively estimated long term retreat of the site, based on Table 7.7 of this Technical Report, is expected to be 2m to 4m. Table 7.6 of the AC technical report shows 17 number of GSI 40-65 cliffs (exposure 2 for Upper Waitemata) observed erosion rates of 0.9m to 3m per 100 yr. We therefore consider that the adopted cliff regression of 4m is a reasonably conservative estimated value. Furthermore, based on Table 7.4, the estimated characteristic slope angle of the cliff is estimated to be 43 degrees (based on UCS=1.5MPa, GSI=60 and Factor of Safety =1.5). A characteristic slope angle of the very stiff ECBF residual soils is estimated to be 27 degrees.

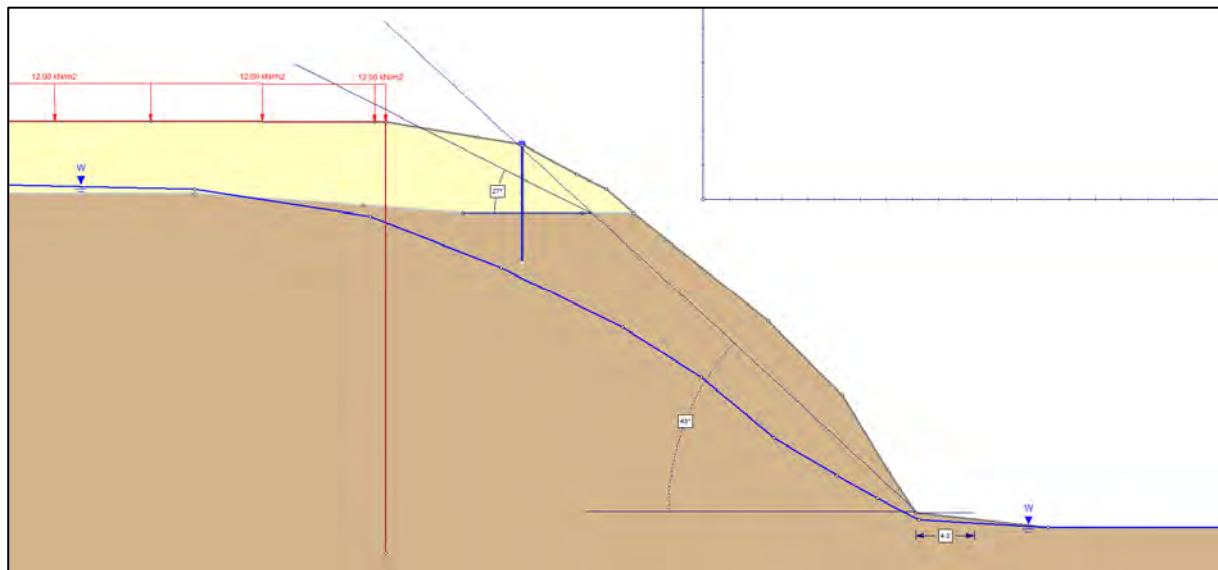


Figure 3: Illustration of cliff face stability A-A'



Based on the above assessment, the proposed building sites are considered outside the 100-year instability zone. However, due to the close proximity of the proposed building platform (illustrated in Figure 3) to the top (crest) of the existing cliff, we recommend constructing an in-ground palisade wall as detailed in section 11.1 to protect the ground inland of the cliff crest.

9 Ground Stability

On the day of our site visit, no obvious signs of global instability were observed. Due to the present of steep slope to the east of the proposed building platform. We recommend the construction of an in-ground palisade wall at a depth of **8.0m** bgl (or socketed at least **2.0m** into un-weathered ECBF rock). We carried out a slope stability analysis of the site with the **8.0m** deep in-ground palisade wall (cross-section A-A' shown in Figure 2). Computer software SLIDE was used for slope stability analyses. We adopted Bishop simplified method for our calculations of factors of safety.

A shear strength of 55kN/m was adopted for modelling the palisade wall. This is equivalent to 3.5m deep of K_0 at reast earth pressure as per Section 11.1. The calculated factors of safety for the proposed building platform using the current ground profiles for normal groundwater, elevated groundwater and seismic conditions are 1.77, 1.63 and 1.48, respectively. They are considered acceptable for the proposed development.

In addition, we have also carried out slope stability analyses for ground profiles after a conservative estimated cliff regression of 4.0m. The current cliff and slope outline was shifted 4.0m landward for this model. The calculated factors of safety for this conservative scenario for normal groundwater, elevated groundwater and seismic conditions are 1.56, 1.44 and 1.37, respectively. We therefore consider that our slope stability design (with palisade wall) is reasonably robust for protecting the structures for a design life of 100 years.

The analysis results are presented in Appendix C.

Based on our site investigation and observations, it is our professional opinion that, provided our recommendations in Section 10 and 11 are fully implemented, the building site of the proposed construction is considered stable with a low risk of large scale ground instability and is unlikely to accelerate, worsen, or result in instability of the land or any other property.

10 Earthworks

According to the draft architectural plans provided by SIMON PIRIE Architecture LTD up to **≤2.7m** deep of excavation and **≤1.5m** of fill is proposed for the construction of the three dwellings and pools. The neighbouring building at 245 Beach Rd is set back at least 6.5m from the proposed basement excavation. We consider that the proposed excavation would be at low risk to the neighbouring structures provided our recommendations in section 10 are implemented.

Earthwork fill within 10m setback distance upslope of the palisade wall shall be limited to no greater than 0.4m thick. All fill above 0.4m thick (if required) shall be constructed using high density polystyrene fill (i.e. Polyrock or similar). Earthwork fill includes but not limited to placement of any cohesive fill, hardfill and topsoil and concrete.

Up to 0.7m deep of excavation is proposed adjacent to driveway servicing 243 and 245 Beach Road. Specific retaining wall construction methodology for this retaining wall section is provided in Section 11.5.



The underlying stiff to very stiff soils are not overly sensitive to settlement. It is our opinion that provided our recommendations in Section 11 are fully implemented the earthworks would be unlikely to cause any significant ground settlement.

11 Recommendations

Our recommendations are summarised as follows:

11.1 In-ground Palisade Wall

Our SK-1914-01 (Appendix D) shows the location of our recommend in-ground palisade wall along the crest of cliff. This palisade wall shall be designed as follows;

- The palisade wall shall be constructed at approximately east of the proposed houses and pools and extend a minimum of **1.0m** beyond the width of the proposed building footprint as shown on SK-1914-01.
- The wall shall be designed by a chartered structural engineer and shall be a minimum of **0.45m** diameter steel-reinforced concrete piles at a maximum of **3xD** centre spacing. A concrete capping beam is also recommended.
- Minimum embedment depth = **8.0m** below existing ground level **or socketed at least 2.0m in moderately weathered ECBF rock whichever is greater.**
- Design depth of lateral soil load = **3.5m**.
- Lateral soil loads may be calculated using **$K_0=0.5$** over a width of **3D**, where D=drill hole diameter.
- Maximum Pile centre spacing = **3xD**
- Embedded soil **$s_u=100\text{kPa}$** .
- Earthwork fill within 10m setback distance upslope of the palisade wall shall be limited to no greater than 0.4m thick. All fill above 0.4m thick (if required) shall be constructed using high density polystyrene fill (i.e. Polyrock or similar). Earthwork fill includes but not limited to any placement of cohesive fill, hardfill and topsoil and concrete.

11.2 House Concrete Slab Foundations

For the use of concrete slab foundations (waffle-slab or slab-on-grade), our recommendations are as follows;

- The current design shows all house foundations are setback at least 7.5m from the proposed palisade wall. We consider that there would be no concentrated foundation loads on the palisade wall.
- The natural soils, i.e. excluding topsoil and any non-engineered fill, are generally considered suitable for NZS3604:2011 type foundations, except that due to the potential for shrinkage and swelling, the subsoil lies outside of the definition of 'good ground' as defined by NZS3604:2011. The perimeter footings shall have a minimum embedment depth of **750mm** below the cleared



ground level, or alternatively the foundations shall be specifically designed by a chartered professional engineer for expansive soil **Class H1** in terms of AS2780:2011. Soil expansive testing should be carried out (minimum two samples) for Building Consent design stage to confirm expansive soil class. This may be included as one of the Resource Consent conditions.

- Fill >0.4m deep shall be constructed using high density polystyrene blocks i.e. Polyrock.
- For design of shallow foundations on competent natural ground, a geotechnical ultimate bearing capacity (unfactored) of **300kPa** may be assumed.
- Based on the investigation results and our experience with similar sites, the site may be classified as subsoil **Class C** – shallow soil in accordance with ASNZS1170.5.
- All unsuitable soils (topsoil, non-engineered fill, soft original soil) shall be removed and replaced with compacted engineered fill (GAP40) under all concrete slabs. The expected undercut depth is approximately **0.2m** below the existing ground level.

11.3 Piled Foundations

- For the use of piled foundations (if required), our recommendations are as follows;
 - Minimum pile depth = **0.6m into stiff original ground.**
 - Geotechnical ultimate bearing capacity (unfactored) = **300kPa**, or **720kPa** for piles at least **2.5m** deep, or **2000kPa** for piles at least **6.5m** deep
 - Geotechnical ultimate skin friction (unfactored) of **35kPa or 200kPa below 5.5m**. The friction contribution of the upper **0.6m** below ground level should be ignored.

11.4 Pools of House 2 & House 3

- Two swimming pools are proposed downslope of House 2 and House 3 (SK-1914-01). Due to their close proximity to the crest of cliff. They shall be specifically designed as follows:
 - Pools shall be designed to be fully suspended on piled foundations.
 - Minimum pile embedment depth = **6.5m** deep
 - Geotechnical ultimate bearing capacity (unfactored) = **2000kPa**
 - Geotechnical ultimate skin friction (unfactored) of **35kPa**. The friction contribution of the upper **0.6m** below ground level should be ignored.

11.5 Near Boundary Excavation Methodology

For the proposed retaining wall along southern site boundary (supporting driveway of 243 and 245 Beach Road), we recommend this wall adopt a top-down construction methodology as follows:

1. Prior to any bulk earthworks being carried out, drill and install timber piles according to specific structural design. Concrete should be poured to the proposed excavation level. The completed piles shall be left for curing for a minimum of 2 days, or otherwise instructed by the design structural engineer.



2. Excavate no more than 5m wide section at a time.
3. Immediately install timber planks, subsoil drains and backfill with 10 hours of excavation (Step 2).
4. Repeat Step 2 & 3 for remaining retaining wall sections.

11.6 Other Retaining Walls

- All new retaining walls shall be specifically designed by a chartered professional engineer for the actual retaining height and any surcharge (i.e. additional load from slopes, upper retaining walls or site boundary).
- Furthermore, we recommend that any vertical cut faces which exceed heights of **1.5m** should be benched at **1V:1H** or to be supported by additional in-ground piles prior to bulk excavation. Along with good practice during construction (covering cut faces, constructing of retaining walls within seven days of excavation), this method is to further ensure safety during works close to, or below cut faces.
- We provide the following general soil parameters for retaining wall design:

○ Bulk unit weight for retaining material	18.0kN/m ³
○ Soil internal friction (ϕ')	30°
○ Undrained shear strength (s_u)	60kPa
○ Geotechnical ultimate bearing capacity (unfactored)	300kPa
- All retaining wall shall be constructed with appropriate subsoil drainage system discharged as per council's requirements.
- It is the builder's/owner's responsibility to ensure that temporary stability of any soil cut face is maintained during construction of retaining walls. Where possible, all retaining walls should be constructed in dry weather conditions over a short period of time (typically within 10 days) to reduce the risk of temporary instability.

11.7 Construction Inspections

- All soil subgrade (after stripping of topsoil) below all building foundations shall be inspected by a chartered professional engineer (geotechnical) prior to commencement of engineered filling (if required).
- The compaction of all Engineered fill (if required) shall be inspected by a chartered professional engineer (geotechnical).
- All palisade wall and foundation pile drill holes (if applicable) shall be inspected by a chartered professional engineer (geotechnical) prior to installation of timber poles and pouring of concrete.



12 Limitations

This report is the property of our client and GeoStudio Ltd.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report; in regard to its accuracy or completeness.

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and field investigation(s) at discrete locations. Inferences are made about the nature and continuity of ground conditions away from the investigation(s) which cannot be guaranteed. The descriptions detailed on the exploratory hole logs are based on the field descriptions of the soils encountered at the time of investigation(s).

This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purposes. Except as required by law, no third party (excluding the local authority) may use or rely upon this report unless authorised by GeoStudio Ltd in writing. To the extent permitted by law, GeoStudio Ltd expressly disclaims and excludes liability for any loss, damage, cost or expense suffered by any third party relating to or resulting from the use of, or reliance upon any information contained in this report. It is the responsibility of third parties to independently make enquiries or seek advice in relation to their particular requirements.

All appendices should be read in conjunction with the main body of the report and this report should not be considered complete without them.

REPORT PREPARED BY:

Joel Scheepens
BSc (Geology)



Engineering Geologist

REPORT REVIEWED BY:

Geoffrey Kang
BE(civil), ME(civil), CPEng, MIPENZ

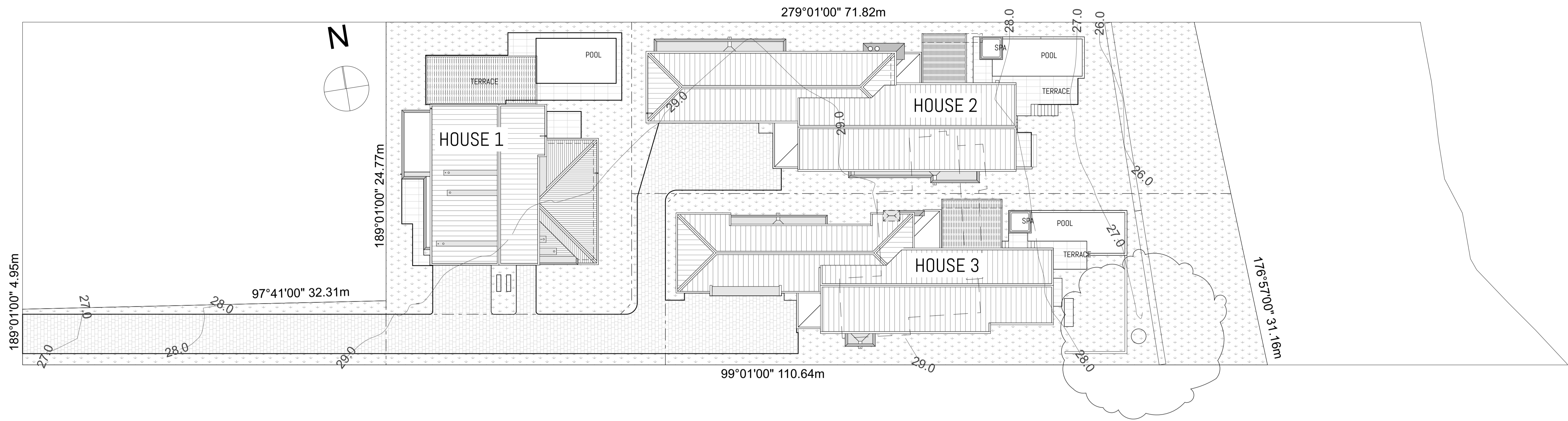


Director / Geotechnical Engineer



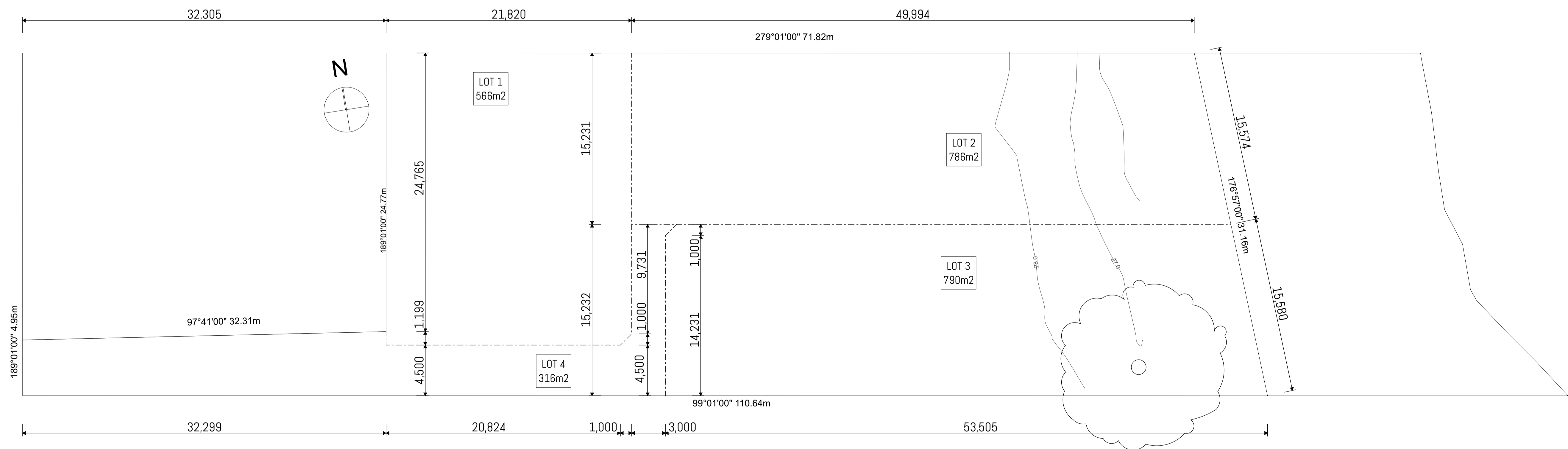
Appendix A

Draft Architectural Plans



SITE PLAN

1:200



BOUNDARIES PLAN

1:200

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK

NOTES:

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FOR RESOURCE CONSENT

REVISIONS

No.	Description	Date	No.	Description	Date
Rev. A.	2020.9.9. Boundaries and site areas adjusted.				
Rev. B.	2020.11.9. Information revised.				

SIMON PIRIE
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PROJECT

THREE PROPOSED
NEW DWELLINGS
at
247 Beach Road,
Campbells Bay, Auckland

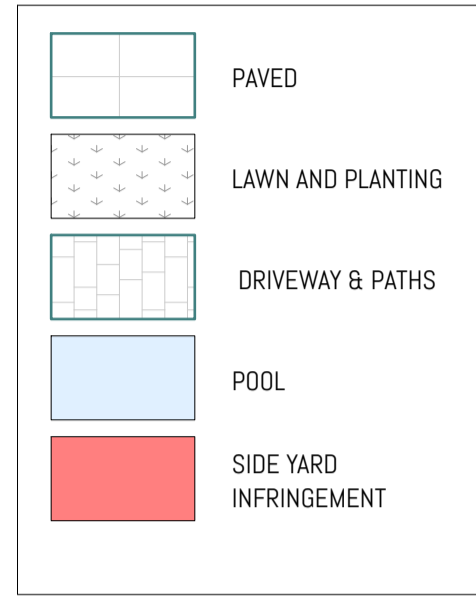
SHEET TITLE

SITE PLAN.
BOUNDARIES PLAN

MILESTONE ISSUES

First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE	23/11/20	
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-01	B

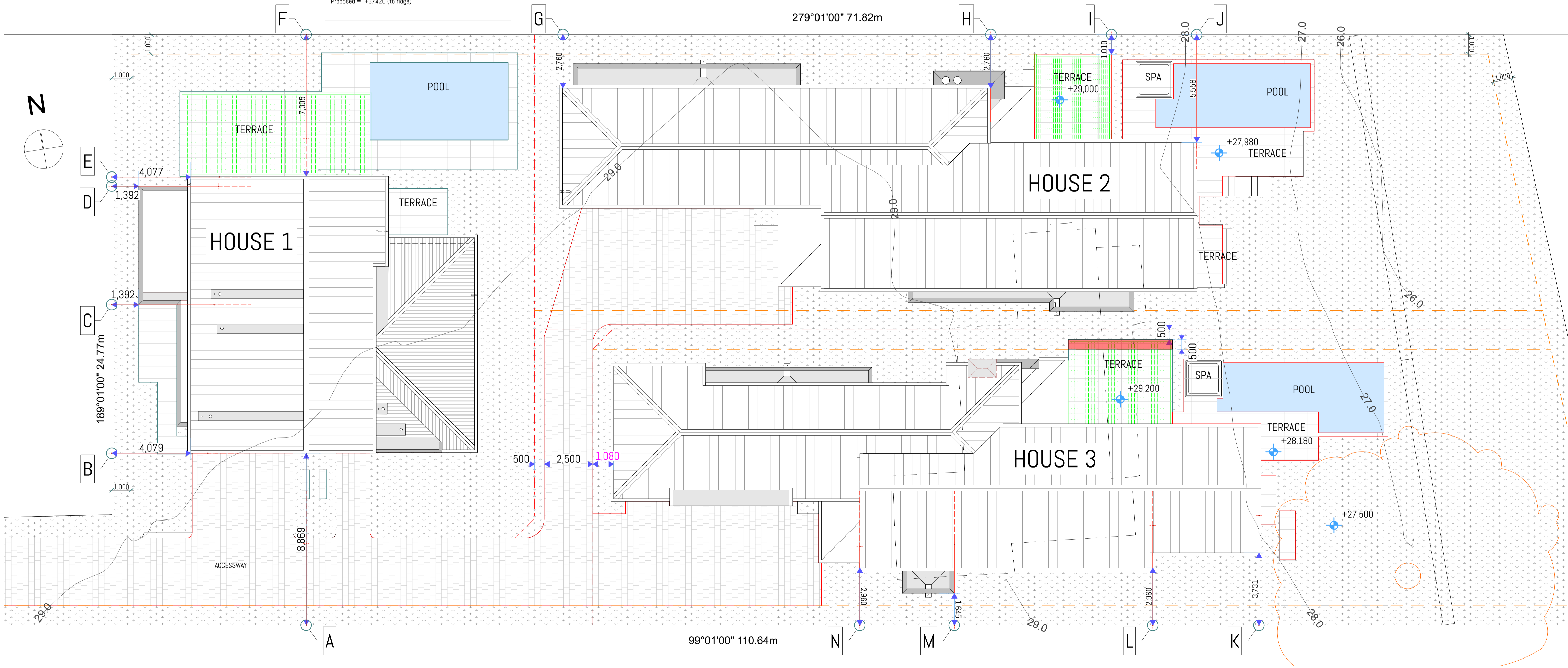
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SCALE - A1	1:200, 1:100	A3



HEIGHT IN RELATION TO BOUNDARY HOUSE 1	
Point A Allowed = 29485+2500+8869 = +40854 Proposed = +37420 (to ridge)	COMPLIES 3434mm
Point B Allowed = 28736+2500+4079 = +35315 Proposed = +34600 (to fascia)	COMPLIES 715mm
Point C Allowed = 28427+2500+1392 = +32319 Proposed = +32290 (to parapet)	COMPLIES 29mm
Point D Allowed = 28180+2500+1392 = +32072 Proposed = +32290 (to parapet)	INFRINGES -218mm
Point E Allowed = 28160+2500+4077 = +34737 Proposed = +34600 (to fascia)	COMPLIES 137mm
Point F Allowed = 28330+2500+7305 = +38135 Proposed = +37420 (to ridge)	COMPLIES 715mm

HEIGHT IN RELATION TO BOUNDARY HOUSE 2	
Point G Allowed = 28745+2500+2760 = +34005 Proposed = +34270 (to gutter)	INFRINGES -265mm
Point H Allowed = 28650+2500+2760 = +33910 Proposed = +34270 (to gutter)	INFRINGES -360mm
Point I Allowed = 28320+2500+1010 = +31830 Proposed = +32000 (to louvre roof)	INFRINGES -170mm
Point J Allowed = 27710+2500+5558 = +35768 Proposed = +34700 (to gutter)	COMPLIES 1068mm

HEIGHT IN RELATION TO BOUNDARY HOUSE 3	
Point K Allowed = 28200+2500+3731 = +34431 Proposed = +34865 (to gutter)	INFRINGES -434mm
Point L Allowed = 28557+2500+2960 = +34017 Proposed = +34505 (to gutter)	INFRINGES -489mm
Point M Allowed = 29517+2500+1645 = +33662 Proposed = +32230 (to louvre roof)	COMPLIES 1432mm
Point N Allowed = 29636+2500+2960 = +35096 Proposed = +34700 (to gutter)	COMPLIES 396mm



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NOTES:
FOR RESOURCE CONSENT

REVISIONS					
No.	Description	Date	No.	Description	Date
Rev. A.	2020.9.9. Information added.				
Rev. B.	2020.11.9. Information revised.				

SIMON PIRIE ARCHITECTS LTD

PROJECT
THREE PROPOSED NEW DWELLINGS
 at
 247 Beach Road,
 Campbells Bay, Auckland

SHEET TITLE
DEVELOPMENT CONTROLS PLAN

DESIGN	DRAWN	CHECKED
SCALE - A1	1:100	A3

MILESTONE ISSUES		
First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE	23/11/20	
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-02	B

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NOTES:

FOR RESOURCE CONSENT

Rev. A. 2020.9.9. House 2 lower level adjusted.

No.	Description	Date
REVISIONS		

PROJECT
THREE PROPOSED NEW DWELLINGS
 at
 247 Beach Road,
 Campbells Bay, Auckland
HOUSE 1

SHEET TITLE
 HOUSE 1 FLOOR PLANS.
 HOUSE 2 LOWER LEVEL.
 HOUSE 3 LOWER LEVEL

SCALE - A1 1:50 A3

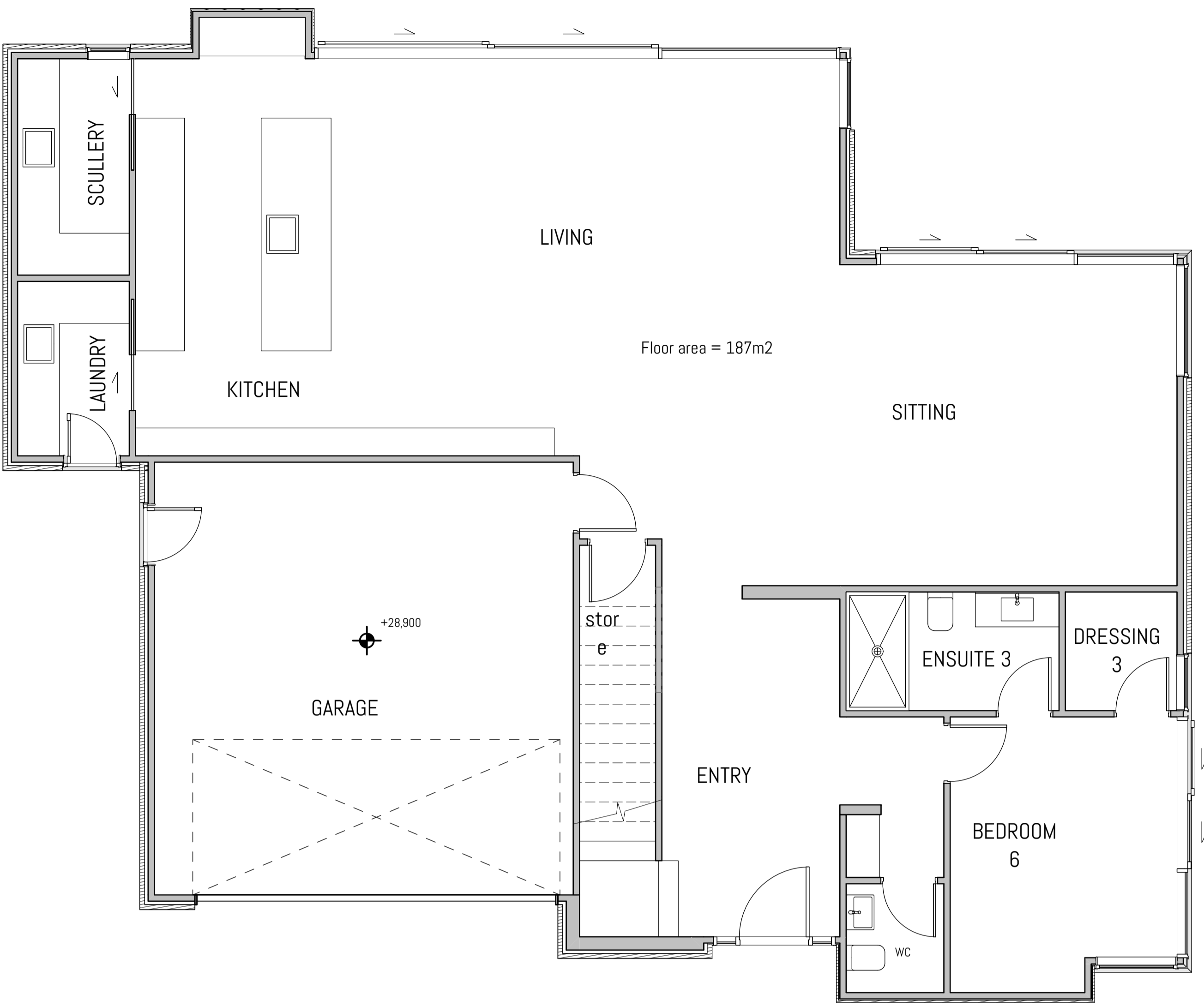
SIMON PIRIE ARCHITECTS LTD

DESIGN	DRAWN	CHECKED
MILESTONE ISSUES		

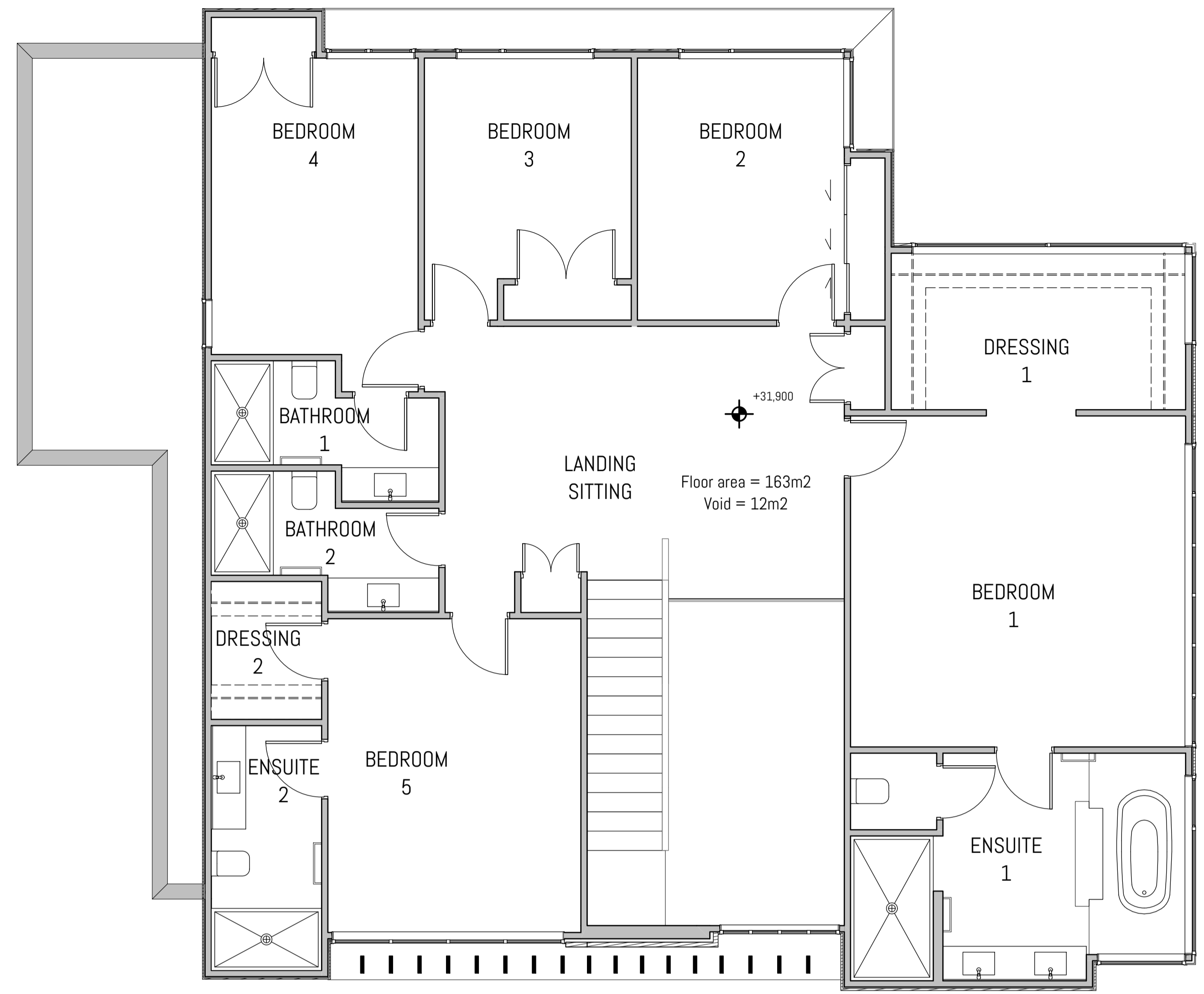
- First Issued
- Resource Consent
- Building Consent
- Tender
- Construction

PLOT DATE	23/11/20
PROJECT No.	SHEET No.

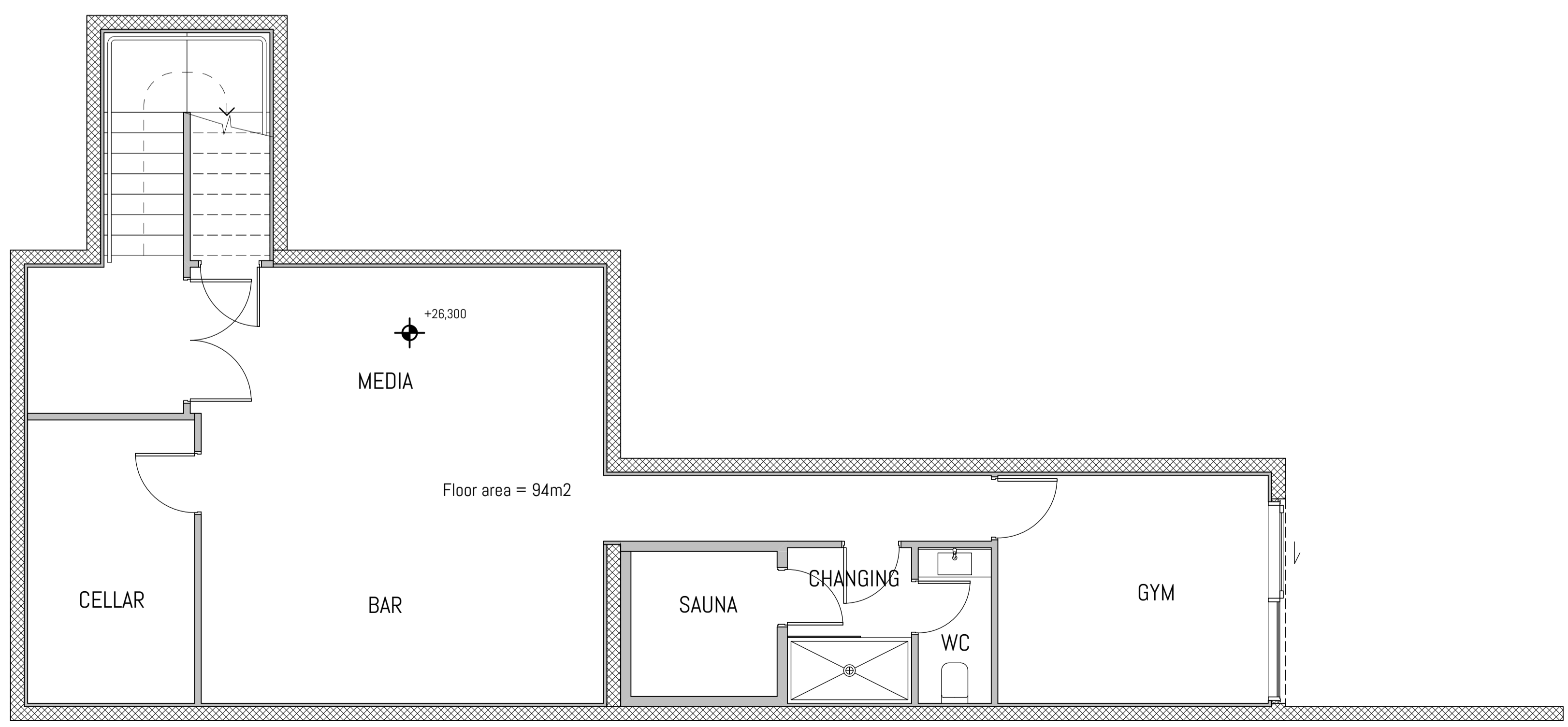
2020-4	RC0-04	A
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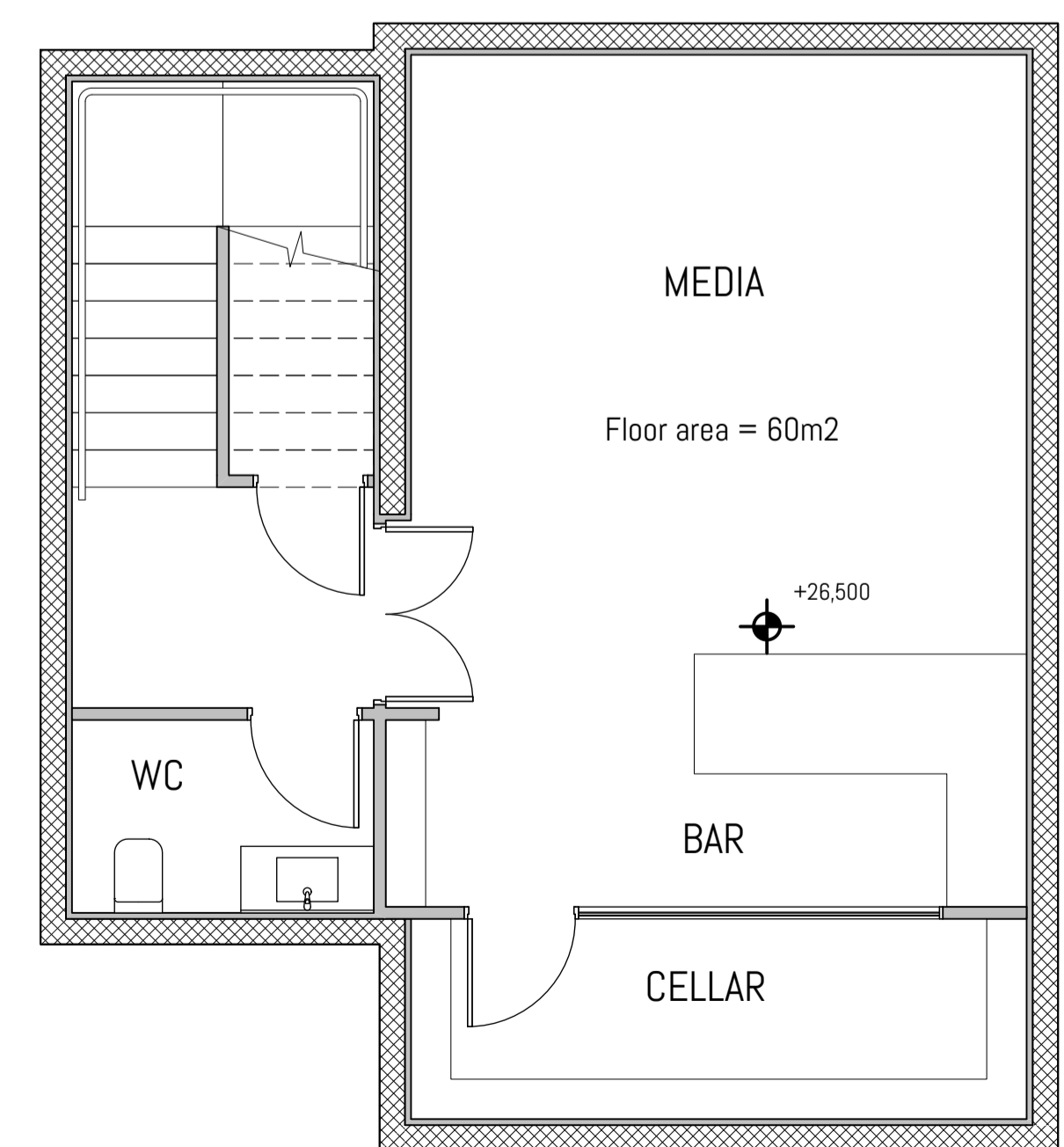
1 HOUSE 1 GROUND FLOOR PLAN 1:50



2 HOUSE 1 UPPER FLOOR PLAN 1:50



3 HOUSE 2 LOWER LEVEL 1:50



4 HOUSE 3 LOWER LEVEL 1:50

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NOTES:

FOR RESOURCE

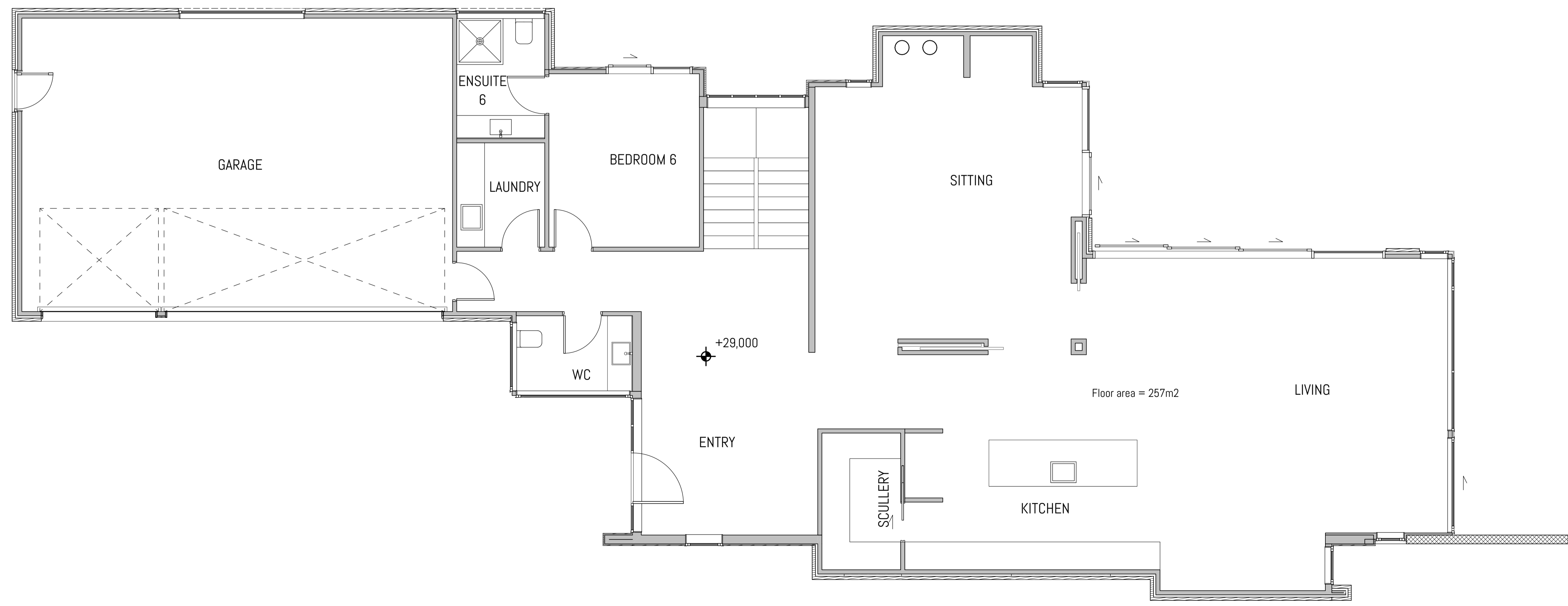
Rev. A 2020.9.9. Balcony added to upper level and east wall to mid level adjusted.

No.	Description	Date
REVISIONS		
PROJECT		
THREE PROPOSED NEW DWELLINGS		
at 247 Beach Road, Campbells Bay, Auckland		
HOUSE 2		
SHEET TITLE		
HOUSE 2 FLOOR PLANS		
SCALE - A1 1:50 A3		
<p>SIMON PIRIE ARCHITECTS LTD</p>		
DESIGN	DRAWN	CHECKED
MILESTONE ISSUES		
First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE		23/11/20
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-05	A



UPPER FLOOR PLAN

1:50



MID FLOOR PLAN

1:50

1

2

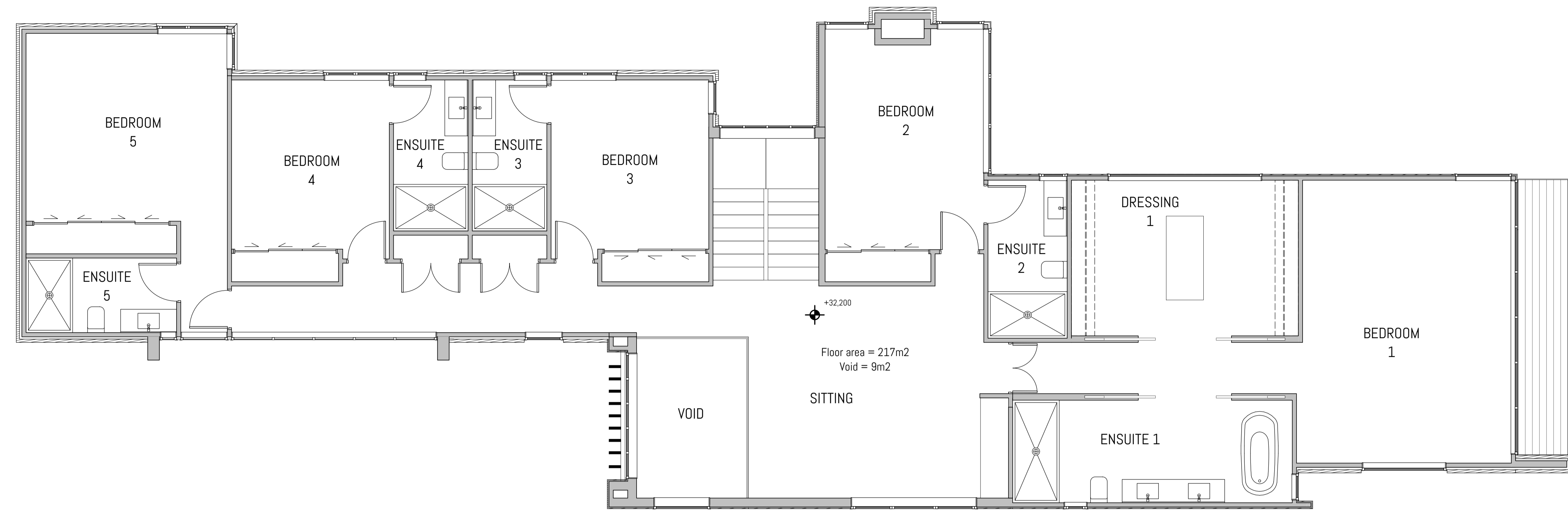
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK

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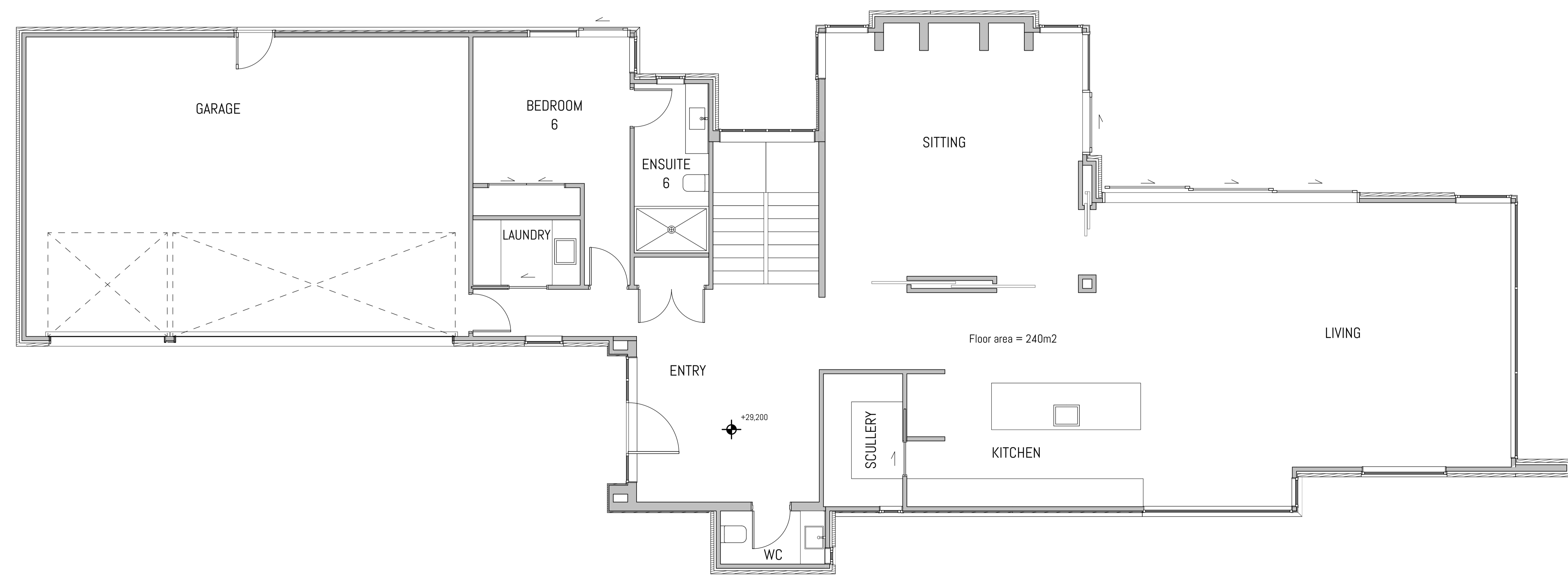


1

UPPER FLOOR PLAN

1:50

Rev. A 2020.9.9. Balcony added to upper level and east wall to mid level adjusted.



2

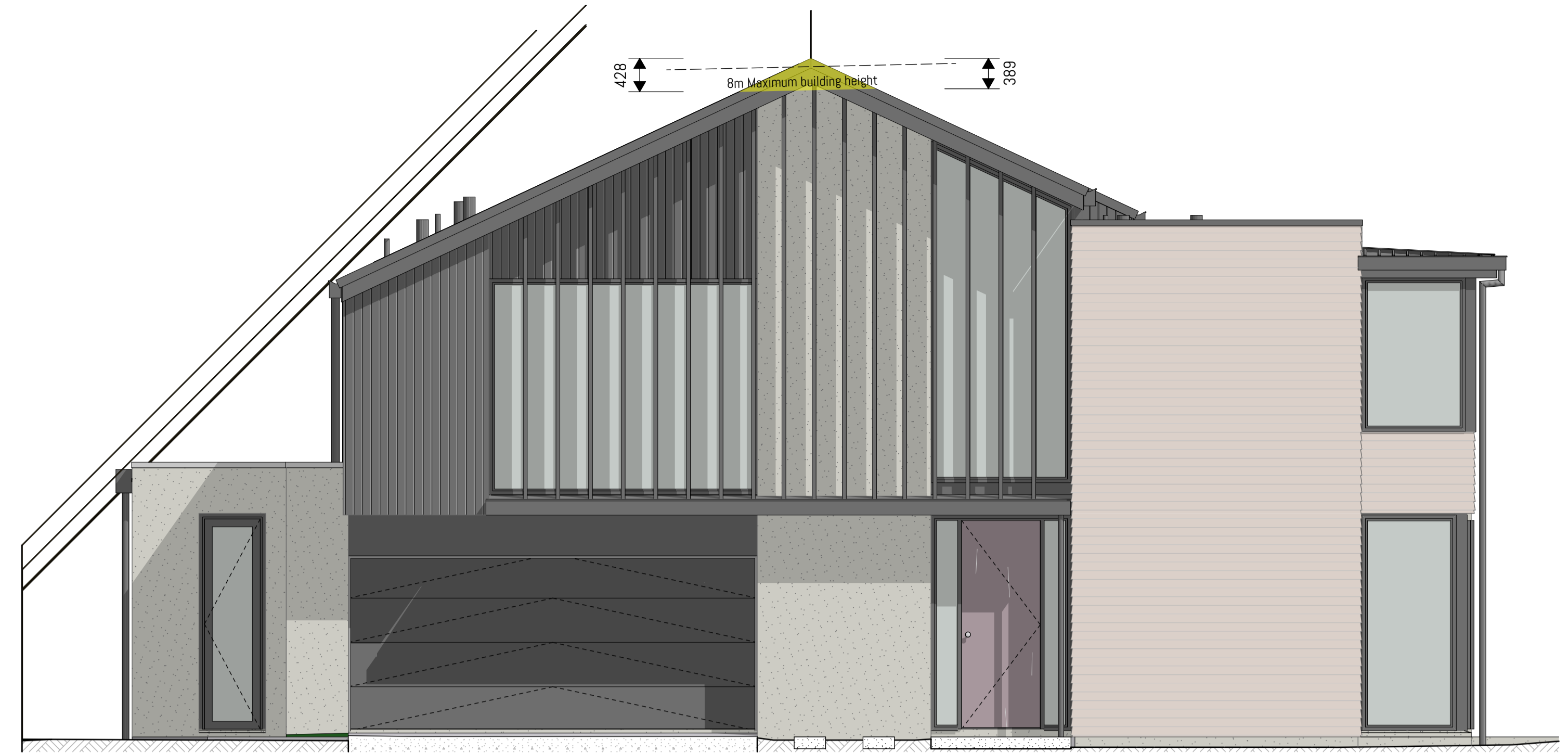
MID FLOOR PLAN

1:50

No.	Description	Date
REVISIONS		
PROJECT		
THREE PROPOSED NEW DWELLINGS		
at 247 Beach Road, Campbells Bay, Auckland		
HOUSE 3		
SHEET TITLE		
HOUSE 3 FLOOR PLANS		
SCALE - A1 1:50 A3		
SIMON PIRIE ARCHITECTS LTD		
DESIGN	DRAWN	CHECKED
MILESTONE ISSUES		
First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE	23/11/20	
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-06	A



1 HOUSE 1 NORTH ELEVATION 1:50



3 HOUSE 1 SOUTH ELEVATION 1:50



2 HOUSE 2 EAST ELEVATION 1:50



4 HOUSE 1 EAST ELEVATION 1:50

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NOTES:

FOR RESOURCE CONSENT

REVISIONS

No.	Description	Date	No.	Description	Date

SIMON PIRIE
ARCHITECTS LTD

PROJECT

THREE PROPOSED
NEW DWELLINGS
at
247 Beach Road,
Campbells Bay, Auckland
HOUSE 1

SHEET TITLE

HOUSE 1 ELEVATIONS

DESIGN	DRAWN	CHECKED
SCALE - A1	as shown	A3

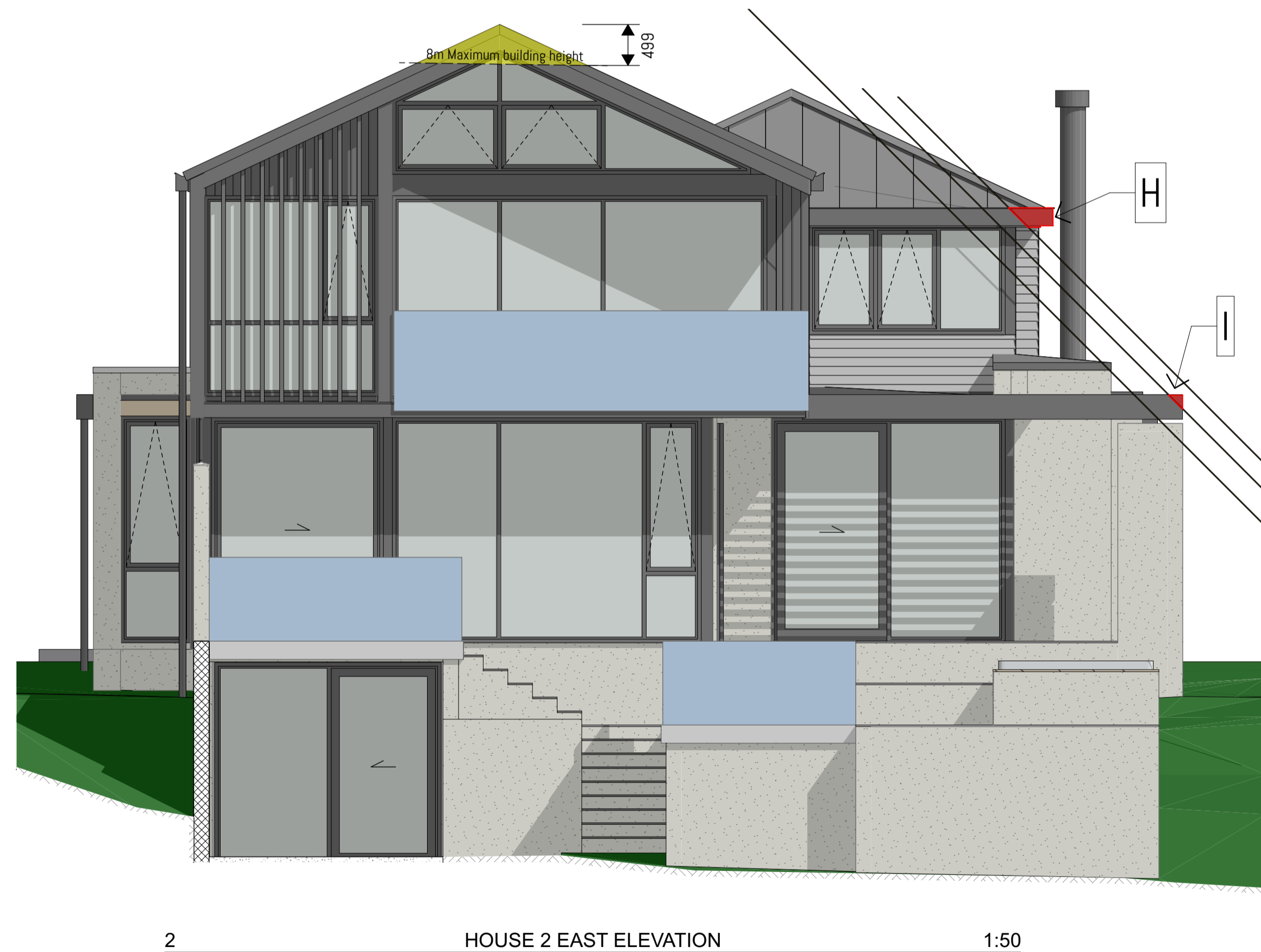
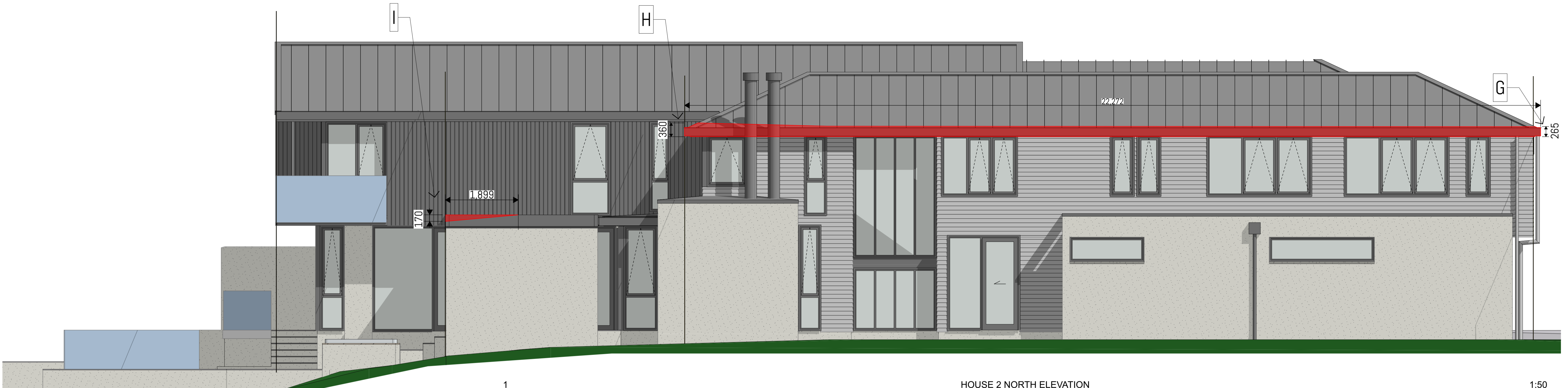
MILESTONE ISSUES

First Issued
Resource Consent
Building Consent
Tender
Construction

PLOT DATE 23/11/20

PROJECT No.	SHEET No.	REV. No.
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2020-4	RC0-07
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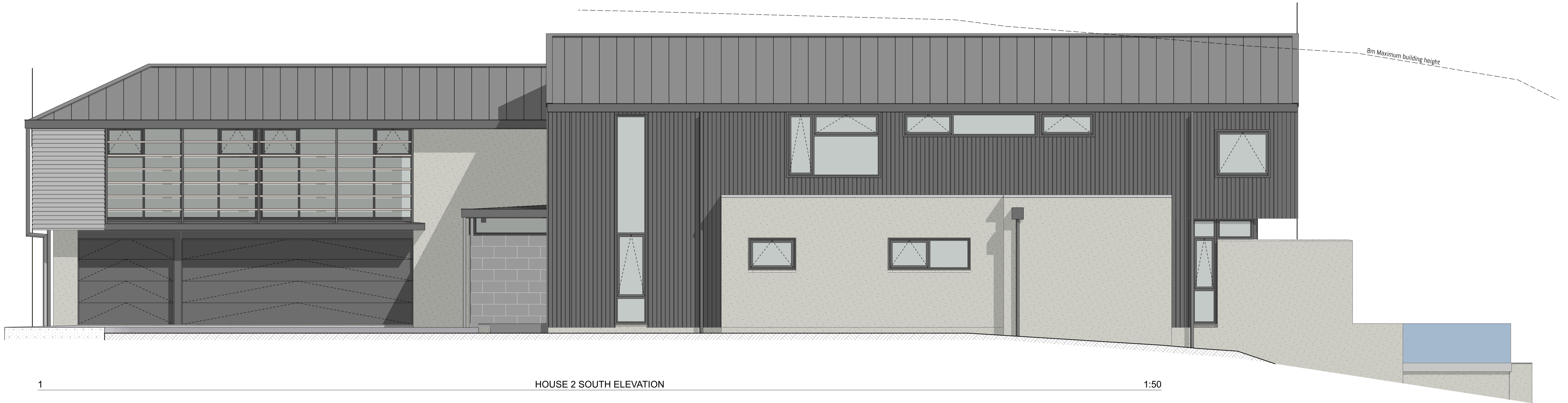
REVISIONS					
No.	Description	Date	No.	Description	Date
Rev. A.	2020.9.9. Balcony added to upper level and east wall to mid level adjusted.				
Rev. B.	2020.11.9. House footprint reduced.				

SIMON PIRIE ARCHITECTS LTD

PROJECT
THREE PROPOSED NEW DWELLINGS
 at
 247 Beach Road,
 Campbells Bay, Auckland
HOUSE 2

SHEET TITLE		
HOUSE 2 ELEVATIONS		
DESIGN	DRAWN	CHECKED
SCALE - A1	1:50	A3

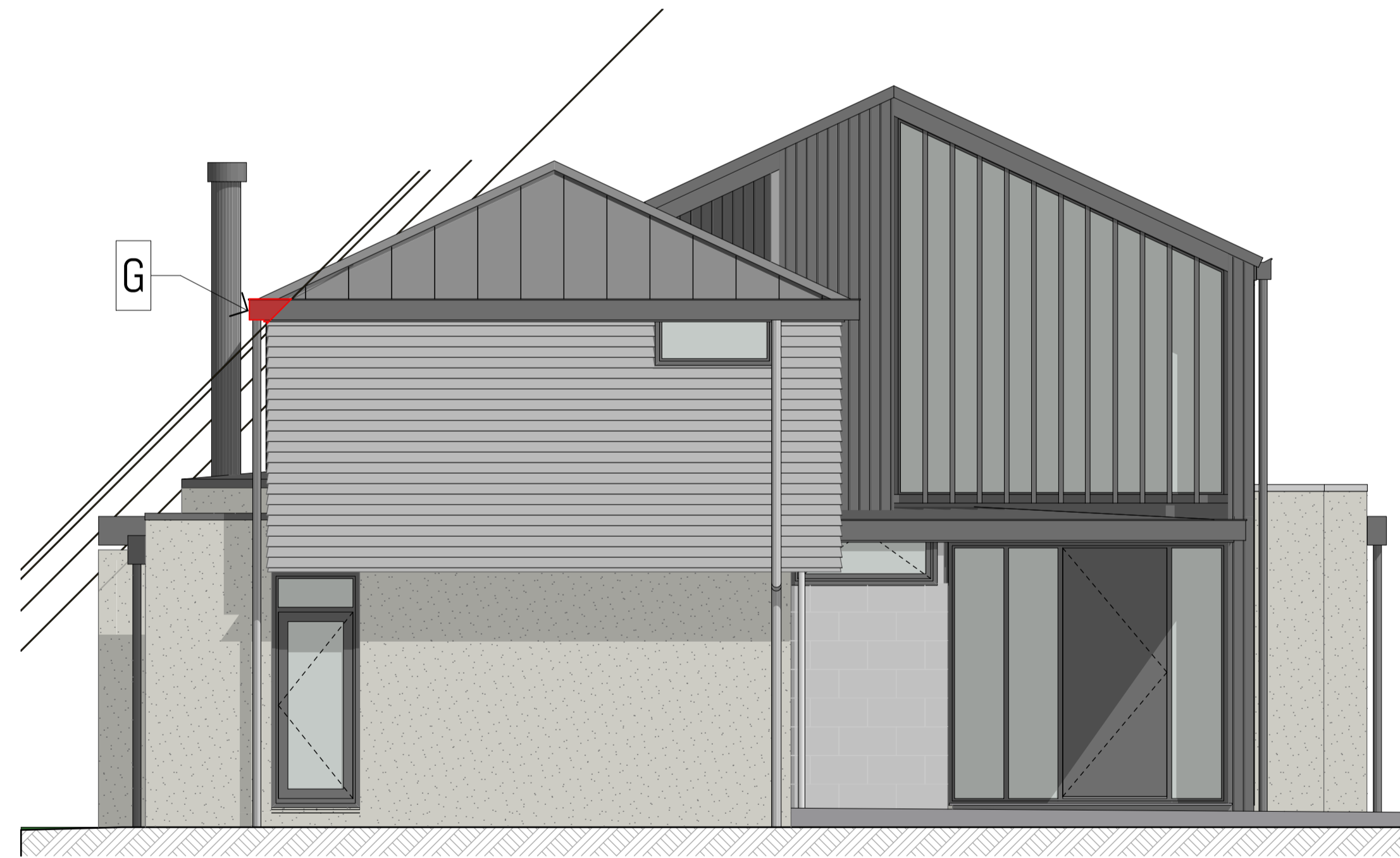
MILESTONE ISSUES		
First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE	23/11/20	
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-08	B



1

HOUSE 2 SOUTH ELEVATION

1:50



2

HOUSE 2 WEST ELEVATION

1:50

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NOTES:

FOR RESOURCE CONSENT

REVISIONS

No.	Description	Date	No.	Description	Date
Rev. A.	2020.9.9. Balcony added to upper level and east wall to mid level adjusted.				
Rev. B.	2020.11.9. House footprint reduced.				

SIMON PIRIE
ARCHITECTS LTD

PROJECT

**THREE PROPOSED
NEW DWELLINGS**
at
247 Beach Road,
Campbells Bay, Auckland
HOUSE 2

SHEET TITLE

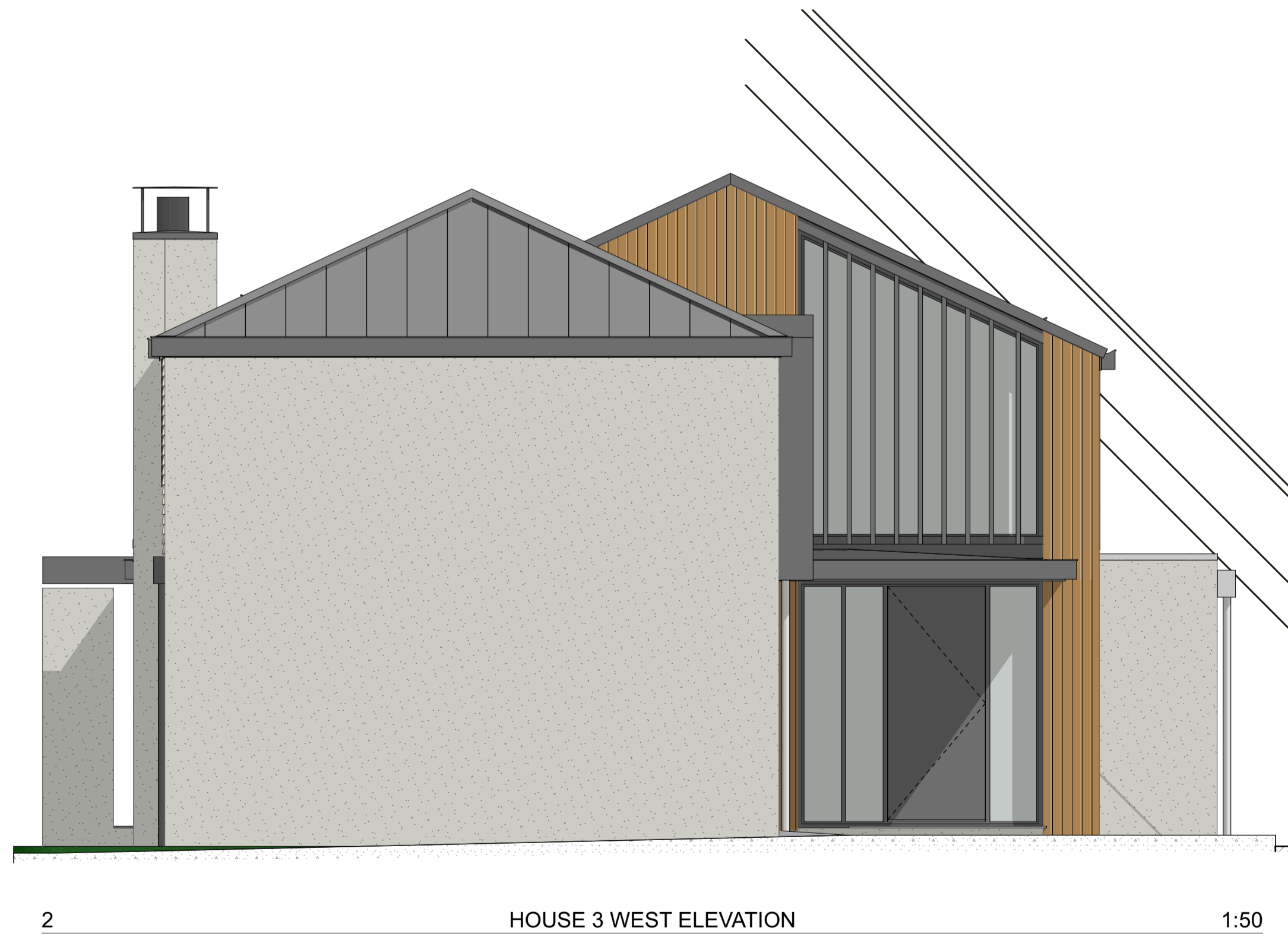
HOUSE 2 ELEVATIONS

DESIGN	DRAWN	CHECKED
SCALE - A1	1:50	A3

MILESTONE ISSUES

First Issued
Resource Consent
Building Consent
Tender
Construction

PLOT DATE		23/11/20	
PROJECT No.	SHEET No.	REV. No.	
2020-4	RC0-09	B	



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NOTES:

FOR RESOURCE CONSENT

REVISIONS

No.	Description	Date	No.	Description	Date
	Rev. A. 2020.9.9. Balcony added to upper level and east wall to mid level adjusted.				

SIMON PIRIE
 ARCHITECTS LTD

PROJECT

**THREE PROPOSED
 NEW DWELLINGS**
 at
 247 Beach Road,
 Campbells Bay, Auckland
HOUSE 3

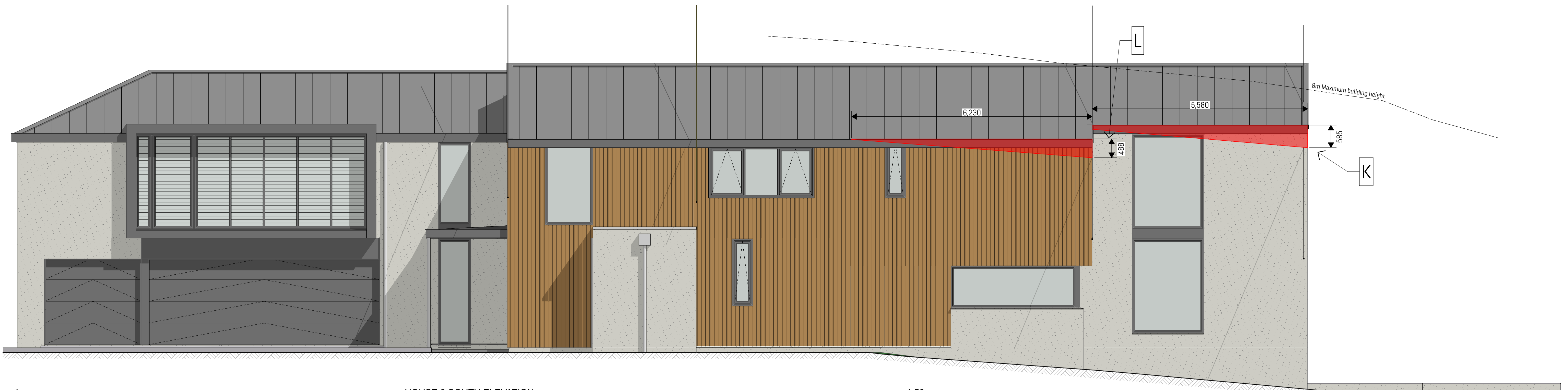
SHEET TITLE

HOUSE 3 ELEVATIONS

DESIGN	DRAWN	CHECKED
SCALE - A1	1:50	A3

MILESTONE ISSUES

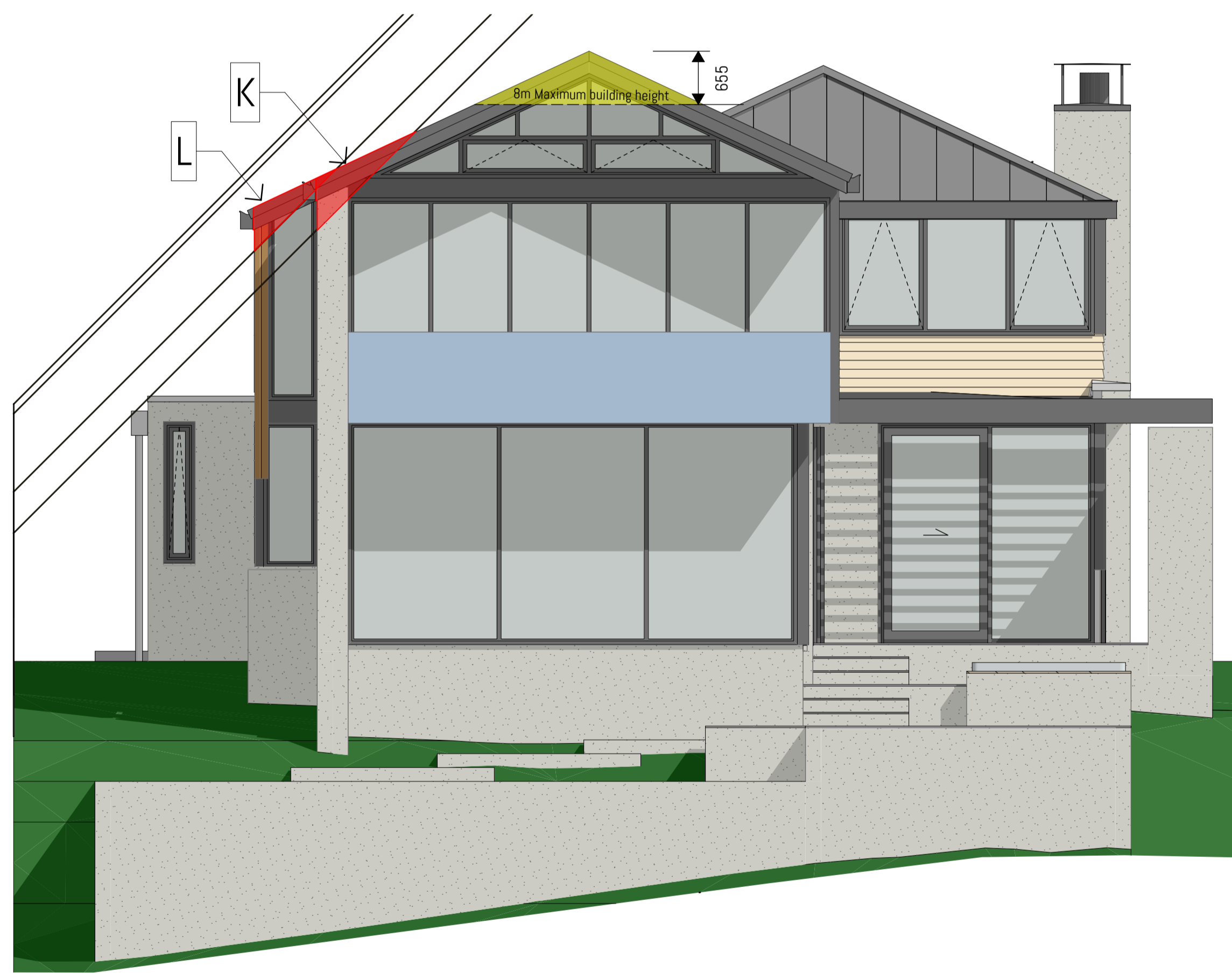
First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE	23/11/20	
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-10	A



1

HOUSE 3 SOUTH ELEVATION

1:50



2

HOUSE 3 EAST ELEVATION

1:50

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NOTES:

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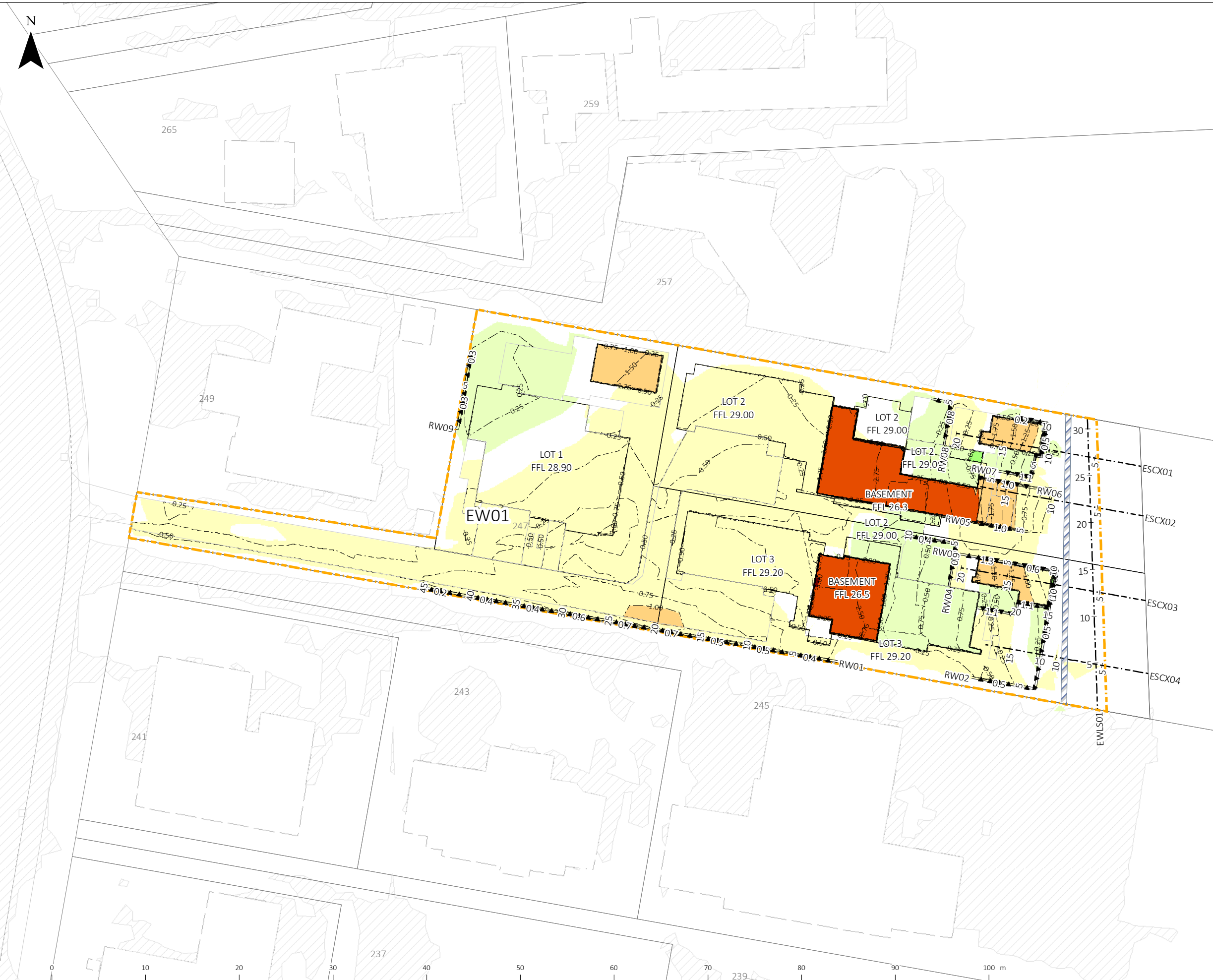
REVISIONS					
No.	Description	Date	No.	Description	Date
Rev. A.	2020.9.9. Balcony added to upper level and east wall to mid level adjusted.				
Rev. B.	2020.11.9. East level lawn added.				

SIMON PIRIE
 ARCHITECTS LTD

PROJECT
THREE PROPOSED NEW DWELLINGS
 at
 247 Beach Road,
 Campbells Bay, Auckland
HOUSE 3

SHEET TITLE		
HOUSE 3 ELEVATIONS		
DESIGN	DRAWN	CHECKED
SCALE - A1	1:50	A3

MILESTONE ISSUES		
First Issued		
Resource Consent		
Building Consent		
Tender		
Construction		
PLOT DATE	23/11/20	
PROJECT No.	SHEET No.	REV. No.
2020-4	RC0-11	B



#6022

LEGEND:

RETAINING WALLS W DRAINAGE (H=HEIGHT, C=CHAINAGE, ARROWS SHOW FALL DIRECTION)

PalisadeWall

EARTHWORKS EXTENT

EARTHWORKS SECTIONS

PAVEMENT

BUILDINGS

EX. KERBLINES

EXISTING PARCELS

NEW PARCELS

CUTFILL

CUT(-) FILL(+) m

- 4.0 < -3.0
- 3.0 < -2.0
- 2.0 < -1.0
- 1.0 < -0.1
- 0.1 < +0.1
- +0.1 < +1.0
- +1.0 < +2.0
- +2.0 < +3.0
- +3.0 < +4.0

CUT FILL VOLUMES

ITEM	UNITS	TOTAL	EW01
AREA	m ²	2,317	2,317
CUT	m ³	990	990
FILL	m ³	138	138
FILL + 15% BULK F.	m ³	158	158
CUTFILL BALANCE	m ³	-832	-832
EST. CUT EXPORT	TRUCKS	139	-
BULK CF VOLUME	m ³	1,128	1,128
MAX CUT DEPTH	m	3.2	3.2
MAX FILL HEIGHT	m	1.4	1.4
TOPSOIL TO STRIP	m ³	363	-
TOPSOIL TO PLACE	m ³	207	-
TOPSOIL BALANCE	m ³	-157	-
TOPSOIL VOLUME	m ³	570	-
TOTAL EW VOLUME	m ³	1,698	-
EST. TOPSOIL EXPORT	TRUCKS	95	-

CUTFILL ANALYSIS NOTES:

A. Ex. Surf. assumes topsoil depth of 0.200m

B. Pr. Surf. is to Building FFL, Pavement and Grass Subgrade

- NOTES:
- ALL WORK TO COMPLY WITH COUNCIL AND PUBLIC NETWORK OPERATOR STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION
 - THE CONTRACTOR IS TO PEG INFRASTRUCTURE LOCATIONS AND EARTHWORKS LEVELS PRIOR TO ORDERING MATERIALS.
 - UNDERFILL DRAINAGE IS TO BE INSTALLED AT THE DIRECTION OF THE ENGINEER. IF THE CONTRACTOR ENCOUNTERS SPRINGS OR OTHER SOURCES OF WATER, THEY ARE TO NOTIFY THE ENGINEER.
 - EARTHWORKS ARE NOT TO BE EXTENDED INTO ADJOINING SITES UNLESS THE ENGINEER HAS ISSUED SPECIFIC INSTRUCTIONS
 - THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING EXISTING SERVICES AND DRAINAGE ON SITE
 - THE CONTRACTOR SHALL CLARIFY THE AREAS AND EXTENT OF CLEARING WITH THE ENGINEER BEFORE COMMENCEMENT AND CONFIRM THAT ALL NECESSARY CONSENTS ARE IN PLACE.
 - EARTHWORKS TOLERANCES ARE TO BE +25mm
 - ALL VOLUMES ARE SOLID MEASURE, NO BULKING FACTOR APPLIED
 - RETAINING WALL SETOUT - EXACT SETTING OUT POSITION OF RETAINING WALLS IN RELATION TO LOT BOUNDARIES AND BUILDINGS TO BE OBTAINED FROM ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION COMMENCING.

DESIGNED:	BN
DRAWN:	BN
RELEASED:	SS
REVISION	AMENDMENT
BY	SS



247 BEACH ROAD, CAMPBELLS BAY








CUT FILL PLAN


STATUS:		
FOR RESOURCE CONSENT		
DRAWING NO:	1100	
SCALE & SIZE:	1:400	A3
REV:	13/11/2020	










Appendix B


Hand Auger Hole Logs, Machine Borehole Log & Ground Water Monitoring


		JOB NUMBER: 1914		HAND AUGER NO. HA01	
		ADDRESS: 247 Beach Road, Campbells Bay		SHEET 1 OF 1	
		WEATHER: Fine		LOGGED: HQ	
		PROJECT: Three New Dwellings		CHECKED: JS	
		CLIENT: Precise Homes North Shore Limited		DRILL DATE: 12/05/2020	
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa)	SCALA (BLOWS PER 100mm)
				50 100 150	0 5 10 15
	Topsoil				
	[ECBF] clayey SILT, brown mottled light brown & grey, very stiff, moist @0.4m becomes silty CLAY, moist to wet				
1	@1.1m becomes moist @1.2m becomes light grey mottled light brown				
	@1.6m becomes stiff, moist to wet				
2	@2.2m becomes clayey SILT, very stiff				
3	EOB @3.0m, Target depth reached				
4					
5					
NOTES: No groundwater table was encountered					
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS		
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823		
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ			


	JOB NUMBER: 1914		HAND AUGER NO. HA02		
	ADDRESS: 247 Beach Road, Campbells Bay		SHEET 1 OF 1		
	WEATHER: Fine		LOGGED: HQ		
	PROJECT: Three New Dwellings		CHECKED: JS		
	CLIENT: Precise Homes North Shore Limited		DRILL DATE: 12/05/2020		
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa) 0 50 100 150	SCALA (BLOWS PER 100mm) 0 5 10 15
1	Topsoil [ECBF] clayey SILT, light brown mottled brown, very stiff, moist to dry @0.4m becomes light brown mottled brown & whitish grey, dry @0.6m becomes moist @0.8m becomes silty CLAY	[Symbol: small triangles]		UTP	
2	@1.2m becomes grey mottled light brown @1.9m becomes whitish grey mottled light brown @2.4m becomes light brown mottled grey, moist to wet	[Symbol: horizontal dashes]		● ○ ● ○ ● ○ ● ○	
3	EOB @3.0m, Target depth reached			○ ●	
4					
5					
NOTES: No groundwater table was encountered					
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS		
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823		
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ			


	JOB NUMBER: 1914		HAND AUGER NO.								
	ADDRESS: 247 Beach Road, Campbells Bay		HA03								
	WEATHER: Fine		SHEET 1 OF 1								
	PROJECT: Three New Dwellings		LOGGED: HQ								
	CLIENT: Precise Homes North Shore Limited		CHECKED: JS								
		DRILL DATE: 12/05/2020									
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa)			SCALA (BLOWS PER 100mm)				
				0	50	100	150	0	5	10	15
	Topsoil										
	[ECBF] clayey SILT, light brown mottled brown, very stiff, moist to wet @0.4m becomes light grey mottled light brown							UTP			
1	@0.7m becomes silty CLAY, light brown mottle whitish grey, moist to dry										
	@1.3m becomes light grey mottled light brown										
2	@2.4m becomes clayey SILT, light grey mottled brown, moist to wet										
3	EOB @3.0m, Target depth reached										
4											
5											
NOTES: No groundwater table was encountered											
GEOSTUDIO LIMITED						GEOTECHNICAL ENGINEERS					
WWW.GEOSTUDIO.CO.NZ			09- 476 1417			021-134 3823					
DIRECTOR: GEOFFREY KANG			BE(CIVIL), ME(CIVIL), CPENG, MIPENZ								


	JOB NUMBER: 1914		HAND AUGER NO.		
	ADDRESS: 247 Beach Road, Campbells Bay		HA04+Piezo		
	WEATHER: Fine		SHEET 1 OF 1		
	PROJECT: Three New Dwellings		LOGGED: HQ		
	CLIENT: Precise Homes North Shore Limited		CHECKED: JS		
DRILL DATE: 12/05/2020					
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa) 0 50 100 150	SCALA (BLOWS PER 100mm) 0 5 10 15
	Topsoil	[Symbol]			
	[ECBF] clayey SILT, light brown mottled grey & brown, very stiff, moist to wet	[Symbol]		● ●	
	@0.6m becomes silty CLAY, light brown mottled grey, moist				
1	@1.2m becomes light grey mottled light brown			○ ●	
	@1.8m becomes whitish grey mottled light brown			○ ●	
2	@2.2m becomes moist to wet			○ ●	
	@2.6m becomes wet			○ ●	
3	@2.9m becomes clayey SILT, very wet, stiff	[Symbol]		○ ●	
	@3.1m becomes light brown				
	@3.3m becomes silty CLAY, very stiff, wet				
	@3.6m becomes dark grey mottled light brown				
4	@3.8m becomes clayey SILT, bluish grey	[Symbol]		○ ●	
	@4.1m becomes silty CLAY, moist to dry				
5	EOB @5.0m, Target depth reached			●	
UTP					
NOTES: -No groundwater table was encountered during the day of the Piezometer install - A ground water table was encountered at 3.4m bgl on 14/05/2020 - A ground water table was encountered at 3.8m bgl on 19/05/2020 - A ground water table was encountered at 3.3m bgl on 15/06/2020					
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS		
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823		
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ			

	JOB NUMBER: 1914		HAND AUGER NO.										
	ADDRESS: 247 Beach Road, Campbells Bay		HA05										
	WEATHER: Fine		SHEET 1 OF 1										
	PROJECT: Three New Dwellings		LOGGED: HQ										
	CLIENT: Precise Homes North Shore Limited		CHECKED: JS										
						DRILL DATE: 12/05/2020							
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa)			SCALA (BLOWS PER 100mm)						
				50	100	150	0	5	10	15			
	Topsoil	[Symbol]											
	[ECBF] clayey SILT, brown mottled light brown & grey, very stiff, moist	[Symbol]											
1	@0.8m becomes silty CLAY, light brown, moist to dry @1.0m becomes yellowish grey mottled light brown @1.4m becomes whitish grey mottled light brown, moist to wet	[Symbol]											
2	@1.9m becomes clayey SILT, yellowish grey mottled brown @2.3m becomes silty CLAY, light grey mottled brown	[Symbol]											
3	EOB @3.0m, Target depth reached												
4													
5													
NOTES: No groundwater table was encountered													
GEOSTUDIO LIMITED						GEOTECHNICAL ENGINEERS							
WWW.GEOSTUDIO.CO.NZ			09- 476 1417			021-134 3823							
DIRECTOR: GEOFFREY KANG			BE(CIVIL), ME(CIVIL), CPENG, MIPENZ										

	JOB NUMBER: 1914		HAND AUGER NO. HA06		
	ADDRESS: 247 Beach Road, Campbells Bay				
	WEATHER: Fine		SHEET 1 OF 2		
	PROJECT: Three New Dwellings		LOGGED: HQ		
	CLIENT: Precise Homes North Shore Limited		CHECKED: JS		
		DRILL DATE: 12/05/2020			
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa)	SCALA (BLOWS PER 100mm)
				50 100 150	0 5 10 15
	Topsoil	[Symbol]			
	[ECBF] clayey SILT, light brown mottled brown & grey, very stiff, moist @0.4m becomes yellowish grey mottled light brown, moist to wet @0.6m becomes orangey brown mottled grey & brown @0.9m becomes silty CLAY, light grey mottled brown	[Symbol]		● ●	
1	@1.2m becomes moist to wet	[Symbol]		○ ●	
	@2.3m becomes stiff, wet	[Symbol]		○ ●	
2		[Symbol]		○ ●	
	@3.0m becomes dark grey mottled brown, very stiff, moist @3.3m becomes dark bluish grey, moist to wet	[Symbol]		○ ●	
3		[Symbol]		○ ●	
	@3.7m becomes clayey SILT, moist	[Symbol]		○ ●	
4	@4.2m becomes wet	[Symbol]		○ ●	
5	EOB @5.0m, Target depth reached	[Symbol]		○ ●	
NOTES: No groundwater table was encountered					
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS		
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823		
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ			

	JOB NUMBER: 1914		HAND AUGER NO. HA06		
	ADDRESS: 247 Beach Road, Campbells Bay		SHEET 2 OF 2		
	WEATHER: Fine		LOGGED: HQ		
	PROJECT: Three New Dwellings		CHECKED: JS		
	CLIENT: Precise Homes North Shore Limited		DRILL DATE: 12/05/2020		
DEPTH (m)	SOIL DESCRIPTION	LEGEND	GROUND WATER	UNDRAINED SHEAR STRENGTH (kPa) 0 50 100 150	SCALA (BLOWS PER 100mm) 0 5 10 15
6					●
7					●
8					●
9					●
10					●
NOTES: No groundwater table was encountered					
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS		
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823		
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ			

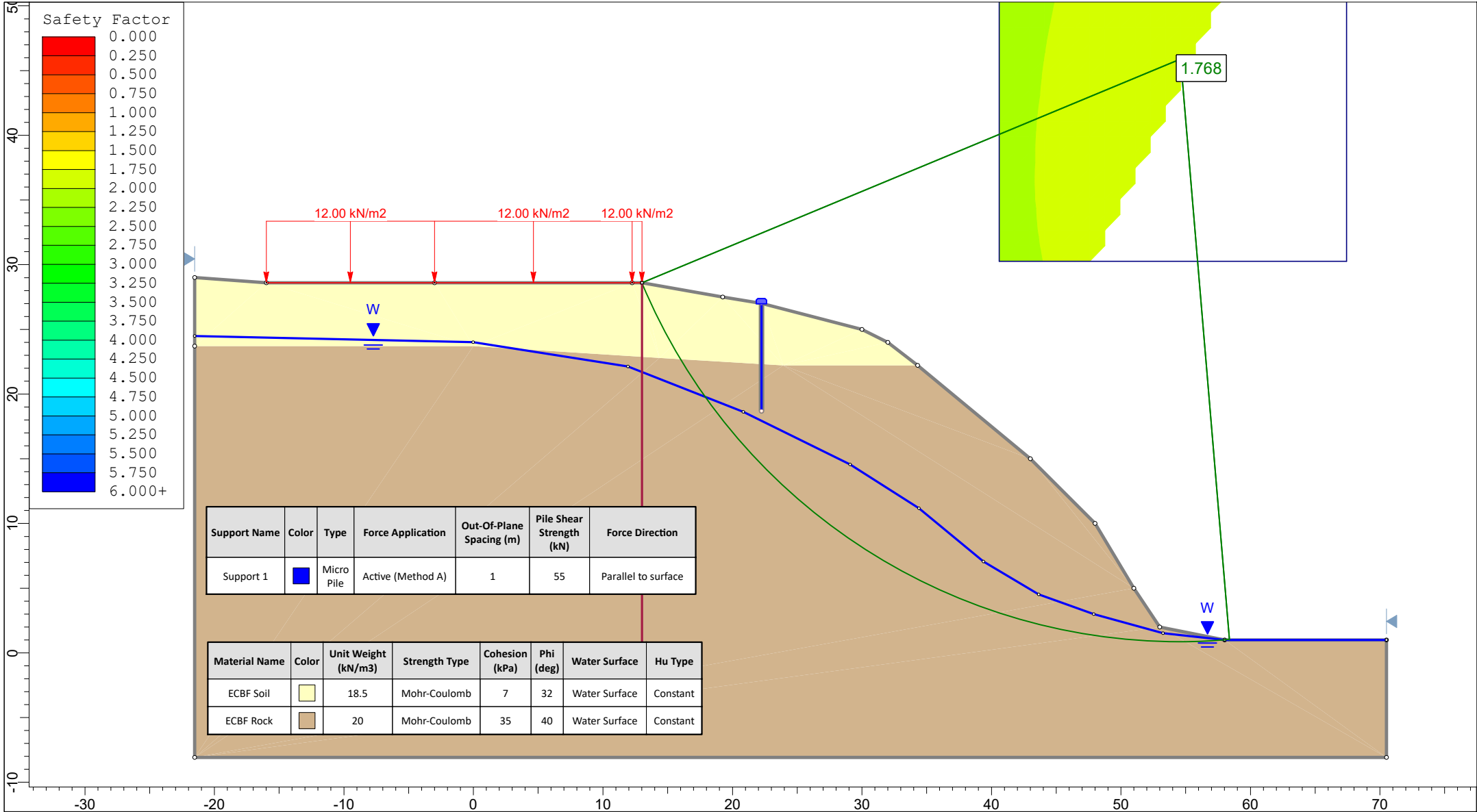
	JOB NUMBER: 1914		BOREHOLE NO.			
	ADDRESS: 247 Beach Rd, Campbells Bay		MH01			
	WEATHER: Fine		SHEET 1 OF 2			
	PROJECT: Three New Dwellings		LOGGED: JS			
	CLIENT: Precise Homes North Shore Limited		CHECKED: GK			
		DRILL DATE: 22/05/2020				
DEPTH (m)	SOIL DESCRIPTION	LEGEND	Shear Vane (kPa)	Core Recovery (%)	SPT N-value	Notes:
	Topsoil	▲▲▲▲		0 20 40 60 80		
	[NON ENGINEERED FILL] clayey SILT, dark brown	▨▨▨▨				
	[ECBF] silty CLAY, brown mottled grey	- - - -				
1						
2						
3	@2.5m becomes grey mottled brown @2.8m becomes grey				2 4 4 N=8	
4	@3.5m becomes clayey SILT	x x x x				
5	[HIGHLY WEATHERED ECBF ROCK], clayey SILT, grey @4.5m becomes SILT, bluish grey	x x x x			9 16 22 N=38	
NOTES:						
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS			
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823			
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ				

	JOB NUMBER: 1914		BOREHOLE NO.			
	ADDRESS: 247 Beach Rd, Campbells Bay		MH01			
	WEATHER: Fine		SHEET 2 OF 2			
	PROJECT: Three New Dwellings		LOGGED: JS			
	CLIENT: Precise Homes North Shore Limited		CHECKED: GK			
		DRILL DATE: 22/05/2020				
DEPTH (m)	SOIL DESCRIPTION	LEGEND	Shear Vane (kPa)	Core Recovery (%)	SPT N-value	Notes:
6	[MODERATELY WEATHERED ECBF ROCK] SILT, dark bluish grey	x x x x		0 20 40 60 80	23 50 N=50+ for 40mm	
7	@7.0m becomes sandy SILT	x x x x				
8	@7.5m becomes dark grey	x x x x			47 50 N=50+ for 35mm	
9	[MODERATELY TO SLIGHTLY WEATHERED ECBF ROCK] SILT, dark grey	x x x x				
10	EOB @9.5m	x x x x			N=50+ for 60mm	
NOTES:						
GEOSTUDIO LIMITED			GEOTECHNICAL ENGINEERS			
WWW.GEOSTUDIO.CO.NZ		09- 476 1417	021-134 3823			
DIRECTOR: GEOFFREY KANG		BE(CIVIL), ME(CIVIL), CPENG, MIPENZ				



Appendix C

Slope Stability Analysis Results



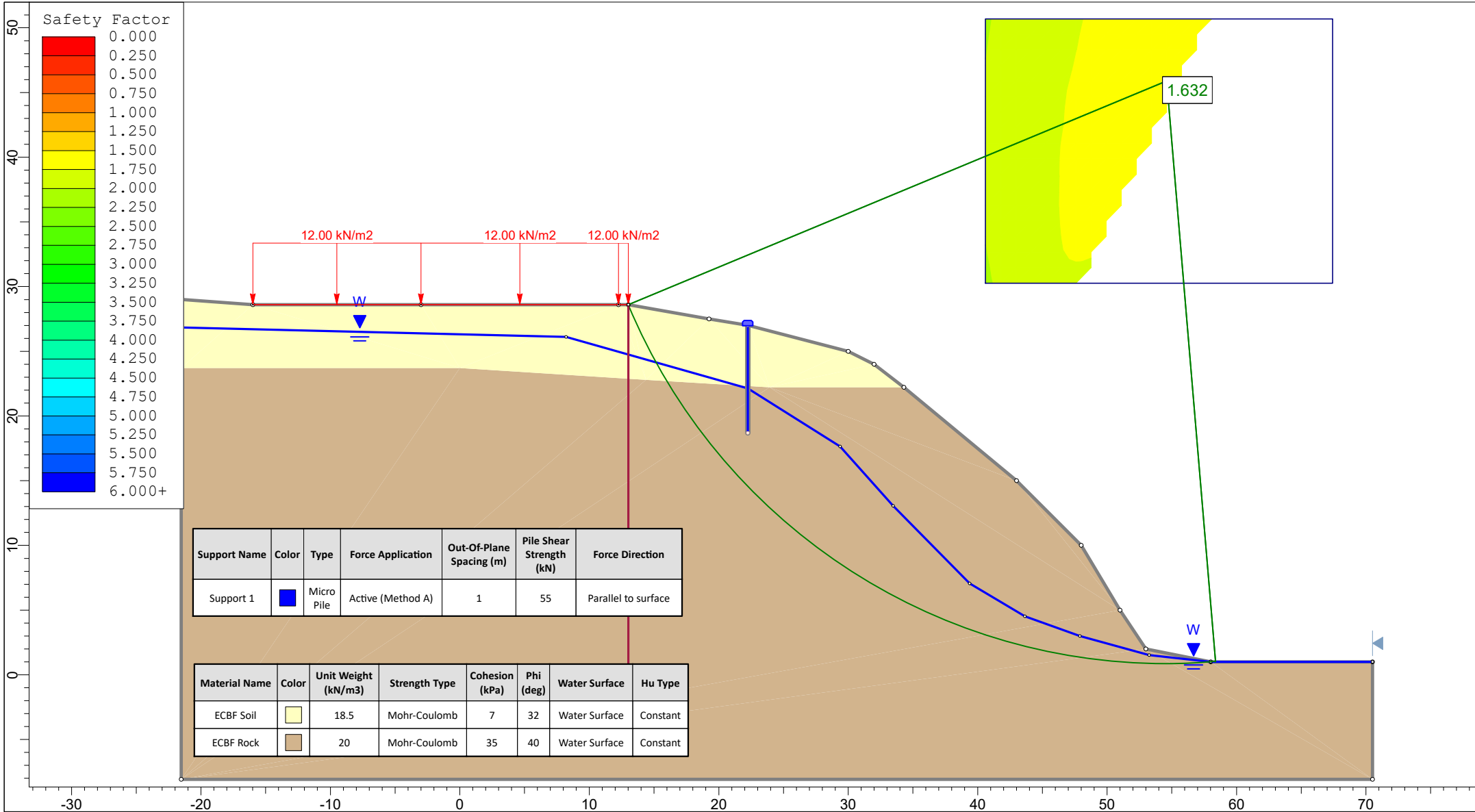
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Support 1	Blue	Micro Pile	Active (Method A)	1	55	Parallel to surface

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ECBF Soil	Yellow	18.5	Mohr-Coulomb	7	32	Water Surface	Constant
ECBF Rock	Brown	20	Mohr-Coulomb	35	40	Water Surface	Constant



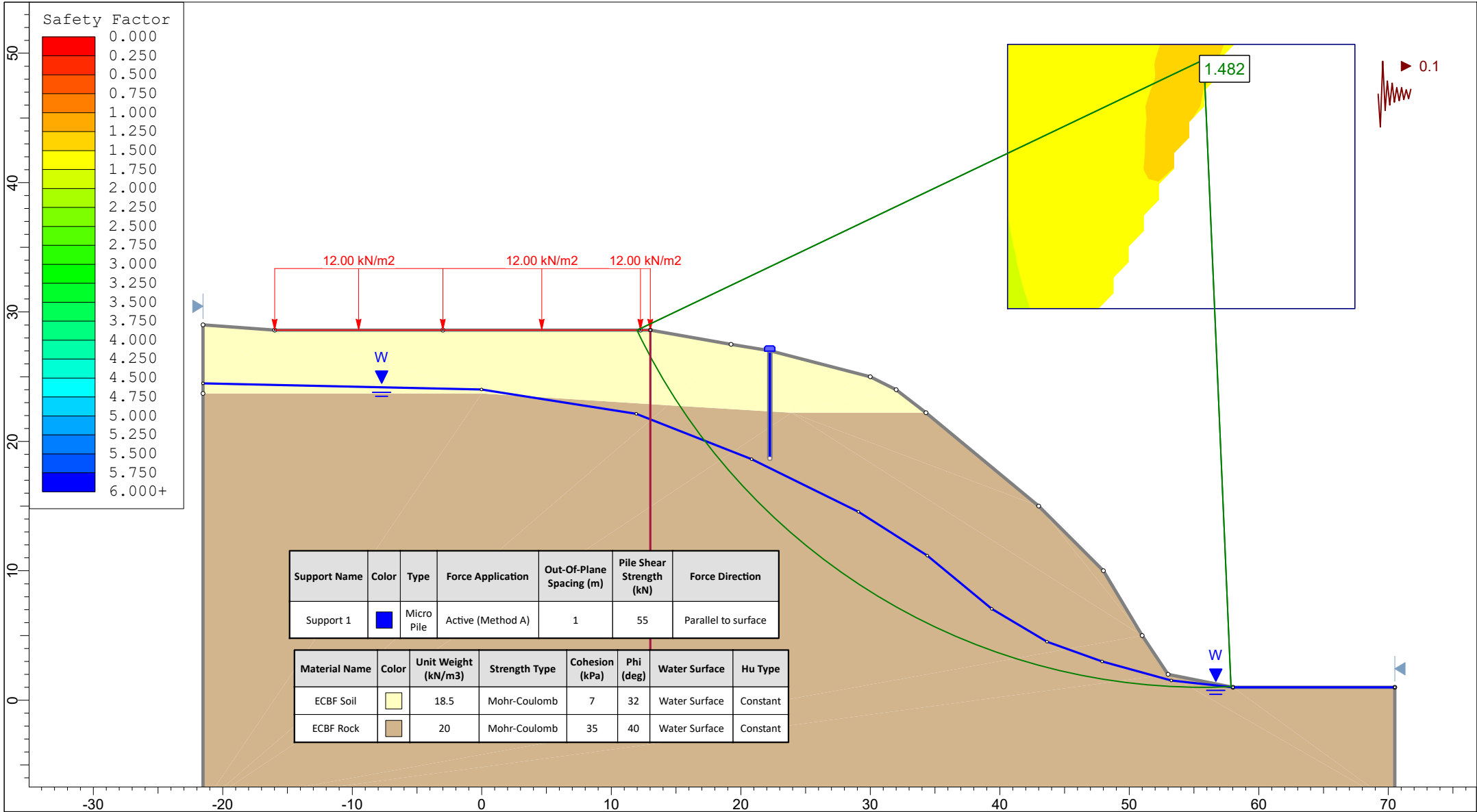
SLIDEINTERPRET 6.020

Project		SLIDE - An Interactive Slope Stability Program	
Analysis Description		247 Beach Road, Campbells Bay	
Drawn By	GK	Scale	1:400
Date	8/06/2020, 4:22:56 pm	Company	GeoStudio
		File Name	Existing Profiles - Normal GW.slim



SLIDEINTERPRET 6.020

Project		SLIDE - An Interactive Slope Stability Program	
Analysis Description		247 Beach Road, Campbells Bay	
Drawn By	GK	Scale	1:400
Date	8/06/2020, 4:22:56 pm	Company	GeoStudio
		File Name	Existing Profiles - Elevated GW.slim



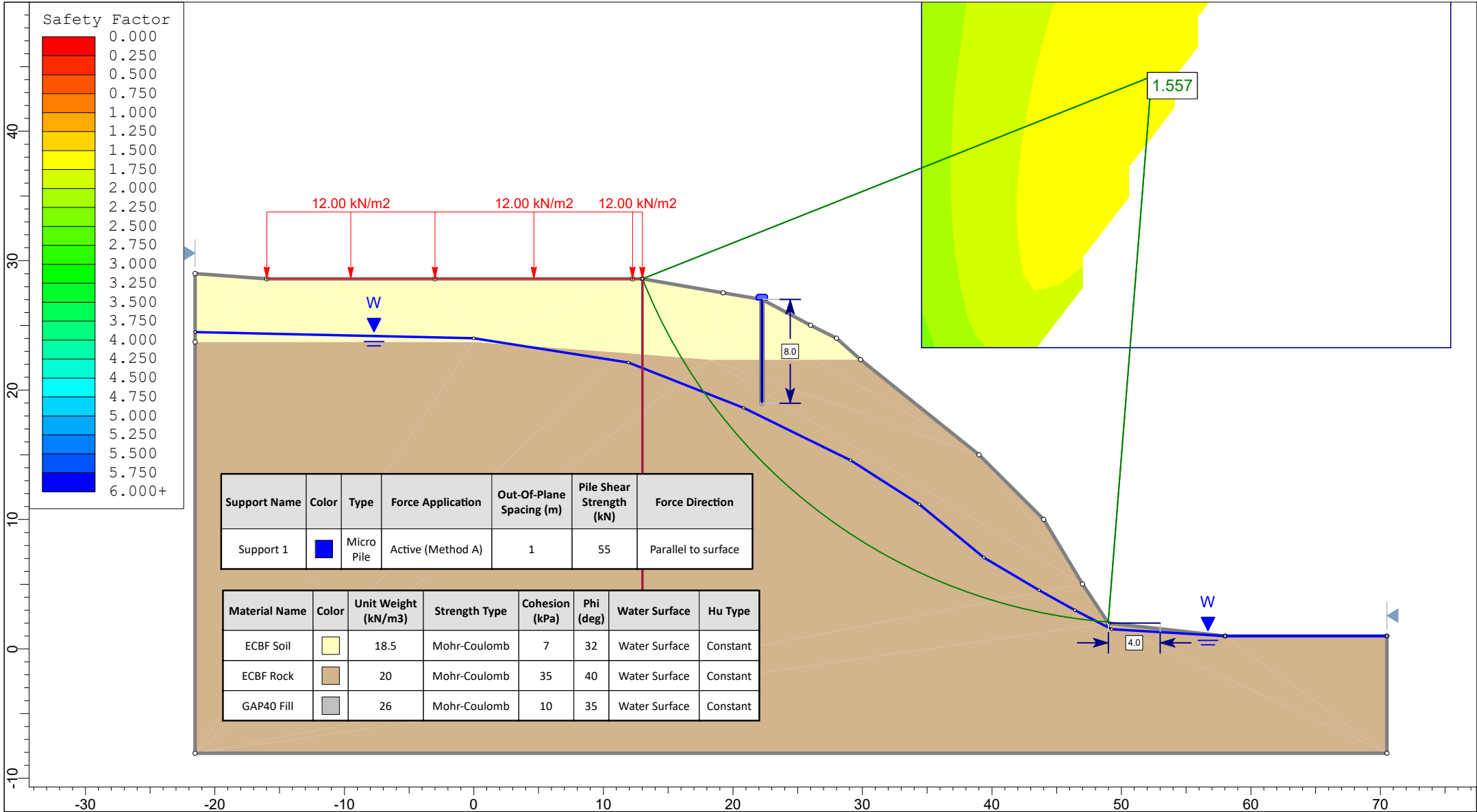
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Support 1	Blue	Micro Pile	Active (Method A)	1	55	Parallel to surface

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ECBF Soil	Yellow	18.5	Mohr-Coulomb	7	32	Water Surface	Constant
ECBF Rock	Brown	20	Mohr-Coulomb	35	40	Water Surface	Constant



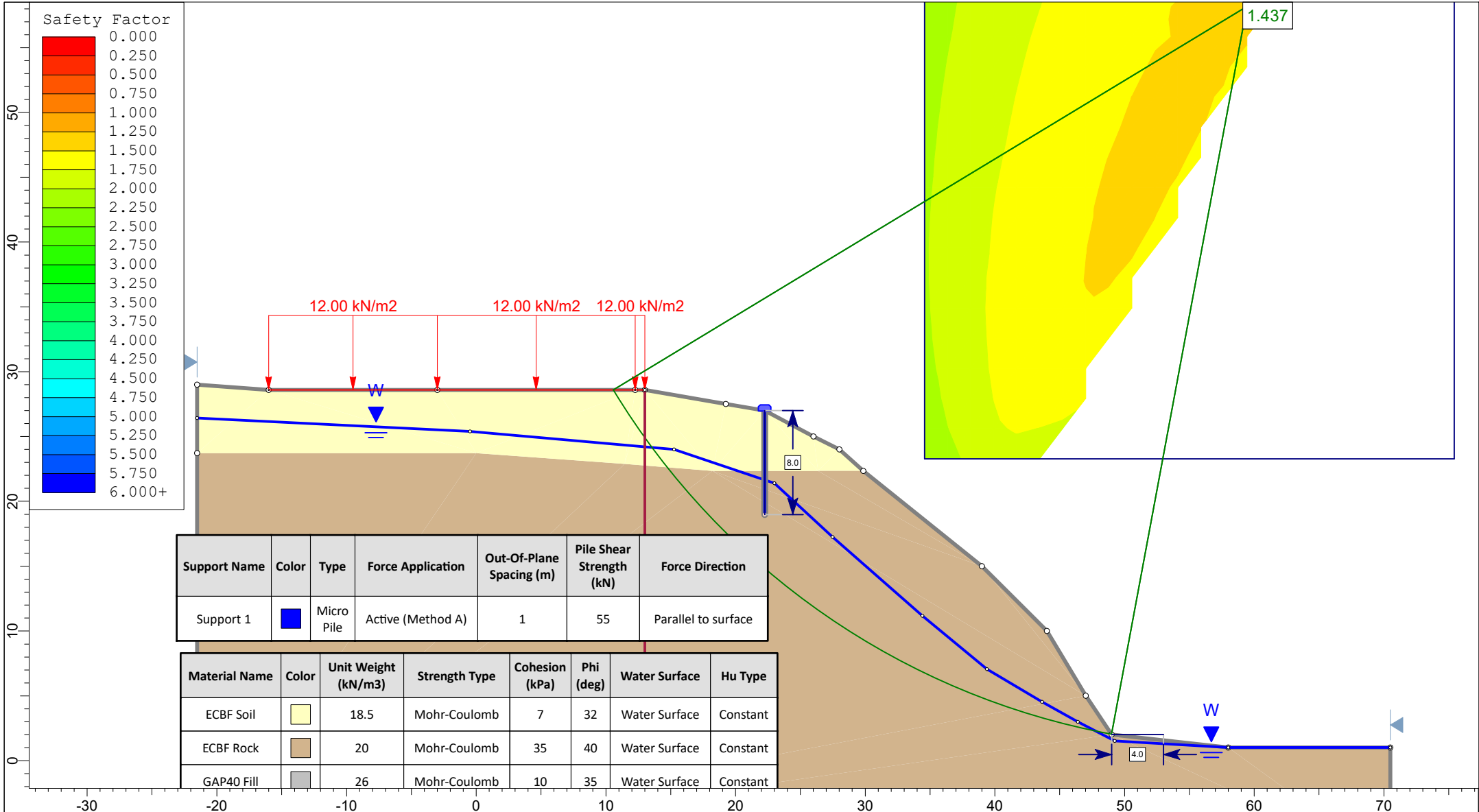
SLIDEINTERPRET 6.020

Project		SLIDE - An Interactive Slope Stability Program	
Analysis Description		247 Beach Road, Cambells Bay	
Drawn By	GK	Scale	1:400
Date	8/06/2020, 4:22:56 pm	Company	GeoStudio
		File Name	Exisitng Profiles - Seismic.slim



SLIDEINTERPRET 6.020

Project		SLIDE - An Interactive Slope Stability Program	
Analysis Description		247 Beach Road, Campbells Bay	
Drawn By	GK	Scale	1:400
Date	8/06/2020, 4:22:56 pm	Company	GeoStudio
		File Name	4m Cliff Regression - Normal GW.slim



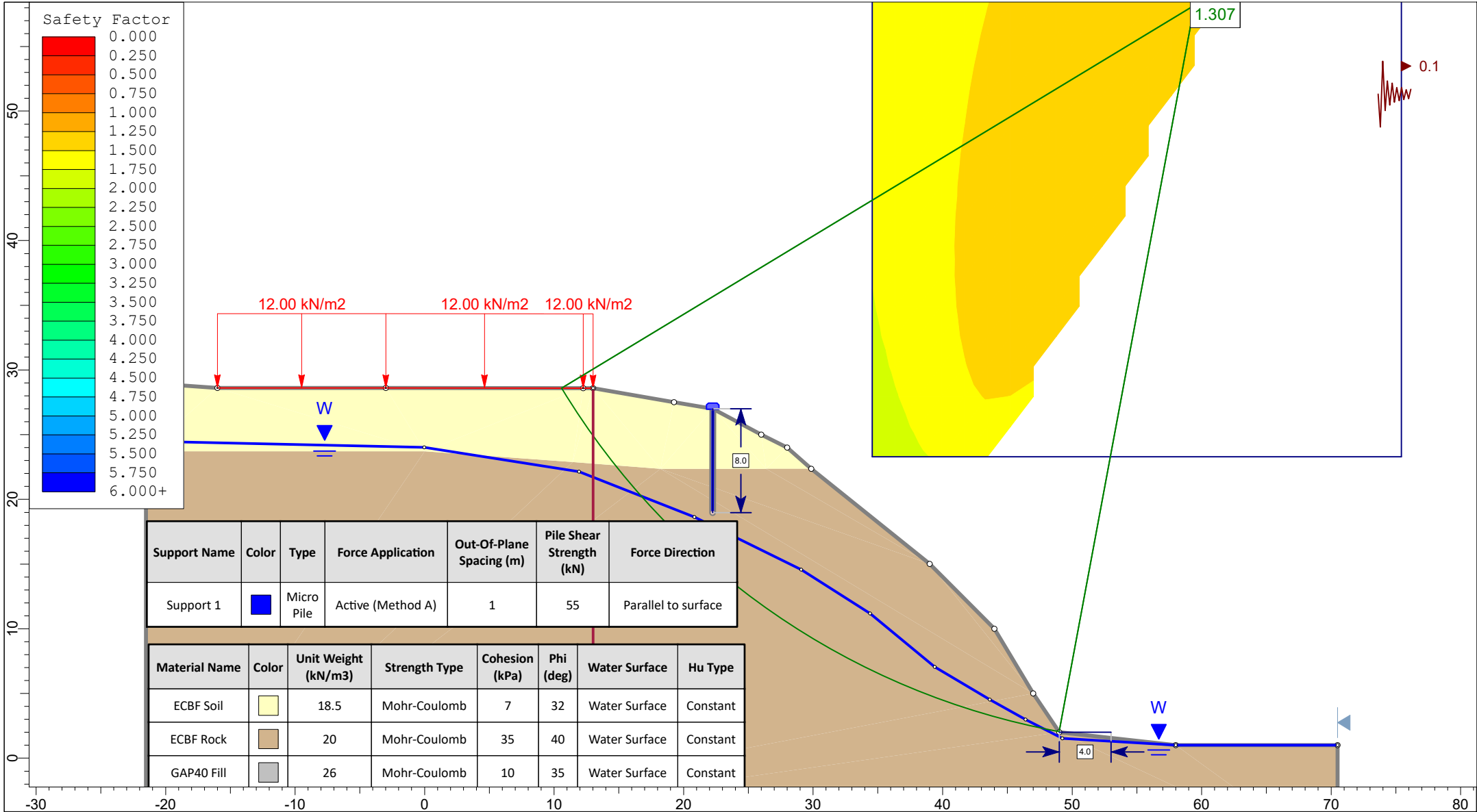
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Support 1	Blue	Micro Pile	Active (Method A)	1	55	Parallel to surface

Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ECBF Soil	Yellow	18.5	Mohr-Coulomb	7	32	Water Surface	Constant
ECBF Rock	Brown	20	Mohr-Coulomb	35	40	Water Surface	Constant
GAP40 Fill	Grey	26	Mohr-Coulomb	10	35	Water Surface	Constant



SLIDEINTERPRET 6.020

Project				SLIDE - An Interactive Slope Stability Program			
Analysis Description				247 Beach Road, Campbells Bay			
Drawn By	GK	Scale	1:400	Company	GeoStudio		
Date	8/06/2020, 4:22:56 pm			File Name	4m Cliff Regression - Elevated GW.slim		



SLIDEINTERPRET 6.020

Project		SLIDE - An Interactive Slope Stability Program	
Analysis Description		247 Beach Road, Campbells Bay	
Drawn By	GK	Scale	1:400
Date	8/06/2020, 4:22:56 pm	Company	GeoStudio
		File Name	4m Cliff Regression - Seismic.slim



Appendix D

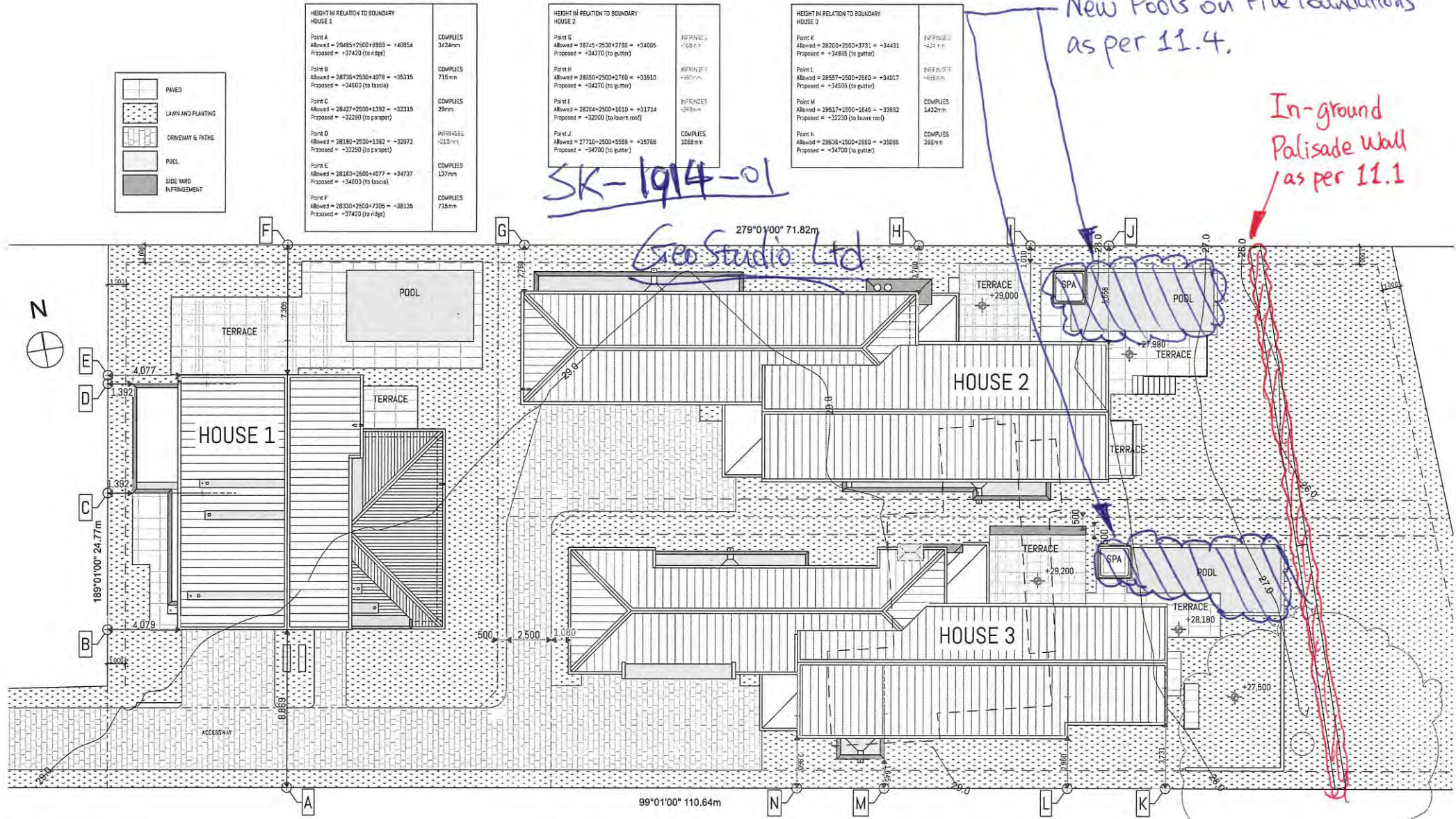
SK-1914-01

New Pools on Pile Foundations as per 11.4.

In-ground Palisade Wall as per 11.1

SK-1914-01

Geo Studio Ltd



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK.
SIMON PIRIE ARCHITECTS LTD. RESERVE THE SOLE AND EXCLUSIVE RIGHT TO THE COPYRIGHT IN ALL SKETCH PLANS AND WORKING DRAWINGS.

NOTES:

REVISIONS					
No.	Description	Date	No.	Description	Date
Rev. A.	2020.9.9. Information added.				
Rev. B.	2020.11.5. Information revised.				

SIMON PIRIE ARCHITECTS LTD

PROJECT
THREE PROPOSED NEW DWELLINGS
at 247 Beach Road, Campbells Bay, Auckland

SHEET TITLE
DEVELOPMENT CONTROLS PLAN

DESIGN	DRAWN	CHECKED
SCALE - A1	1:100	A3

MILESTONE ISSUES

First Issued	Resource Consent	Building Consent	Tender	Construction
PLOT DATE	9/11/20			
PROJECT No.	SHEET No.	REV. No.		
2020-4	RC0-02	B		

FOR RESOURCE CONSENT



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: Jacqui Ellis

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Concern about inadequate infrastructure

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

The area where I currently live has major infrastructure issues Red Beach, Totata Views Drive and surrounding areas: Sewage and wastewater have damaged properties due to the infrastructure not coping. Sewage came up through one house in a subdivision that was 16 years old. The house had to be completely stripped. Last month during heavy rain several houses had the waste water come up through the showers and sinks and contaminated the dwellings. Also the area is grid locked as soon as there is a minor incident on any road in the area. Major incidents in the area have also impacted the motorway right back to roads surround Albany.

Other qualifying matters

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

These additional qualifying matters include:

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



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: Rachael Randal

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

solid planning is essential to consider community and social cohesiveness and well-being, sunlight and energy efficiency, and retention of native mature trees and plants

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

Tell us why

15 mins is a reasonable walking distance for most commuters, especially when adding cycling into the mix. solid planning is essential to consider community and social cohesiveness and well-being, sunlight and energy efficiency, and retention of native mature trees and plants

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

15 mins is a reasonable walking distance for most commuters, especially when adding cycling into the mix. solid planning is essential to consider community and social cohesiveness and well-being, sunlight and energy efficiency, and retention of native mature trees and plants

Intensification around town and local centres

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

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

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

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

Tell us why

Support for the apartment building zone, but terrace housing could go out much further from town centres - we should be putting in as much as possible, provided we also serve the areas well with public transport, safe pedestrian and cycling infrastructure and public space. solid planning is essential to consider community and social cohesiveness and well-being, sunlight and energy efficiency, and retention of native mature trees and plants

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

Support for the apartment building zone, but terrace housing could go out much further from town centres - we should be putting in as much as possible, provided we also serve the areas well with public transport, safe pedestrian and cycling infrastructure and public space. solid planning is essential to consider community and social cohesiveness and well-being, sunlight and energy efficiency, and retention of native mature trees and plants

Qualifying matters

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

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

To include our own qualifying matters, we must provide robust evidence to 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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is now directing us to enable increased housing density (e.g. buildings of six-storeys or more) within walkable catchments of town centres and public transport networks, and up to three storey buildings elsewhere.

The government has not included special character areas as a qualifying matter. However, we are proposing to include identified areas of special character as a qualifying matter that reduces limits on building heights and density to ensure the character 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 need for more intensive housing is so high in Auckland and we can't afford to not apply intensification to our inner city areas. I think a mix of old and modern character can be attractive. I am more concerned that we preserve our pockets of mature remnant forest in these areas, which from a community wellbeing and climate change/biodiversity perspective is key. However, I ask that we don't allow private developers to dictate how our inner city/character areas are transformed. Solid planning is essential to consider community and social cohesiveness and wellbeing, sunlight and energy efficiency, and retention of native mature trees and plants

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

I am most concerned that we protect areas of high natural and environmental significance, such as marine reserves, our urban streams and pockets of mature native bush, which are scattered throughout Auckland

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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: S Shaw

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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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: Wayne Smith

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

The volume of people using these facilities does not justify the extent of walkable catchments

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

Tell us why

I do not consider that the number of people using these facilities at any one time justifies the 800 metre walkable 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

I do not think that the number of people using these facilities at any one time justifies this walkable catchment area

Intensification around town and local centres

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

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

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

Tell us why

There is insufficient existing infrastructure/services required to meet the needs of any building intensification regardless of distance from large town centres

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

Tell us why

There is insufficient existing infrastructure/services required to meet the needs of any building intensification regardless of distance from large town centres

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

Six storey buildings should not be permitted outside of the CBD of cities.

There is inadequate existing infrastructure to service existing Unitary Plan density and a six level by 3 house development site increases the intensification by a factor of 18 X which is total irresponsible.

There will be a significant increase in traffic movements if density is increased in the proposed Residential Mixed Housing Urban zones.

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

Tell us why

There should be no change to the existing designated character areas.

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

Tell us why

There should be no change to the existing business special character areas.

Infrastructure constraints

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

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

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

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

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

Tell us why

Existing water and waste water infrastructure is unable to handle torrential rain. Therefore there should be no increase in density until such infrastructure has been upgraded to cater for the potential increased demand for these services.

Other qualifying matters

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

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

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

If the Government believes that global warming will result in significant areas of land being under water due to rising sea levels, then there should be no increase in the building/population density as proposed.

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Your details

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Name: Debbie Retiree

Name of organisation/business:

Your local board: Hibiscus and Bays

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? Other

Tell us why

OK if you also have good number of bus stops and cycle lanes - not everyone can walk that distance, especially if there are hills, or it might be pouring with rain

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

Tell us why

OK if you also have good number of bus stops and cycle lanes - not everyone can walk that distance, or it might be pouring with rain. Also need good lighting.

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

Tell us why

OK if you also have good number of bus stops and cycle lanes - not everyone can walk that distance especially if there are hills/poor lighting, or it might be pouring with rain

Intensification around town and local centres

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

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

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

4. What do you think of our proposal 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 if you have frequent bus stops, good cycle ways.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

Once you lose them they are gone for good. Cities need to have character areas to engender pride, sense of belonging and wellbeing.

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

Tell us why

I find the map difficult to read in terms of the red and blue. However I think we need to be very careful not to destroy special character areas.

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

Tell us why

Again I find the map confusing, but echo my previous comment about being careful. I find the map difficult to read in terms of the red and blue. However I think we need to be very careful not to destroy special character areas.

Infrastructure constraints

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

Tell us why

Other qualifying matters

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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)

This relates to the urban boundary. I am really concerned that there is development on land that is rich for growing food. NZ needs to have food security and it is very shortsighted to lose this valuable land to housing. If farmers are offered good prices for their land, of course they will sell, so consents should be prohibited for this land other than for growing food.

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Name: Jessica Andrews

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

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THE PLANNING
COLLECTIVE

9/05/2022

Auckland Council

unitaryplan@aucklandcouncil.govt.nz

Attention: Senior Policy Planner- Plans and Places Auckland Council.

Dear Sir/Madam,

168 and 190 Vaughans Road, Long Bay – Feedback Comments on the Auckland Council Draft Implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Auckland Council has released the initial details of how the Council intends to respond to the two Government led policy directions being the National Policy Statement on Urban Development and the Medium Density Residential Standards that are a part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The Planning Collective represents Charles and Nancy Liu who are the landowners of 168 and 190 Vaughans Road in Long Bay as shown in Figure 1 overleaf.

These sites are currently split-zoned Residential - Single House and Residential - Large Lot. The sites are within the Long Bay Precinct, Sub Precincts A, B and E. The draft Planning Maps do not propose a zoning change, noting that the sites are identified within a *Precinct under Investigation*.

The purpose of this letter is to provide feedback relating to this area and specifically the properties at 168 and 190 Vaughans Road, Long Bay.

In particular, the Consultation document notes that Auckland Council are seeking feedback on the:

- *size of areas around our suburban town and local centres where additional height and housing density can occur and what the building heights and density limits are.*
- *The distances of walkable catchments where buildings of six or more storeys are required.*
- *Other additional qualifying matters that should apply in Auckland.¹*

¹ Consultation Document: Government's new housing rules: What is means for Auckland.

Description of the site

The sites front Vaughans Road to the north and the topography is characterized as undulating, noting that the site appears to slope down toward a planted gully in the south-eastern corner of the site.



Figure 1 - Aerial image of sites (6/05/2022) Sourced from Grip Maps

The properties are currently split-zoned Residential - Single House and Residential - Large Lot under the Auckland Unitary Plan as shown in Figure 1 below. The south-western corner of the sites are covered by the Significant Ecological Areas Overlay - SEA_T_8210, Terrestrial. The sites are covered by the Macroinvertebrate Community Index - Native and Rural Controls.

The sites fall within the Long Bay Precinct, Sub-Precincts A, B and E as depicted in Figure 2 overleaf. The Sub-Precinct descriptions and zoning are:

- Sub-Precinct A: Large Lot Residential and comprises of Residential - Large Lot zoning.
- Sub-Precinct B: Rural Residential and comprises of Residential - Large Lot zoning.
- Sub-Precinct E: Suburban neighbourhood north of Vaughans Stream (Stream Protection Areas A and B) and comprises of Residential - Single House zoning.

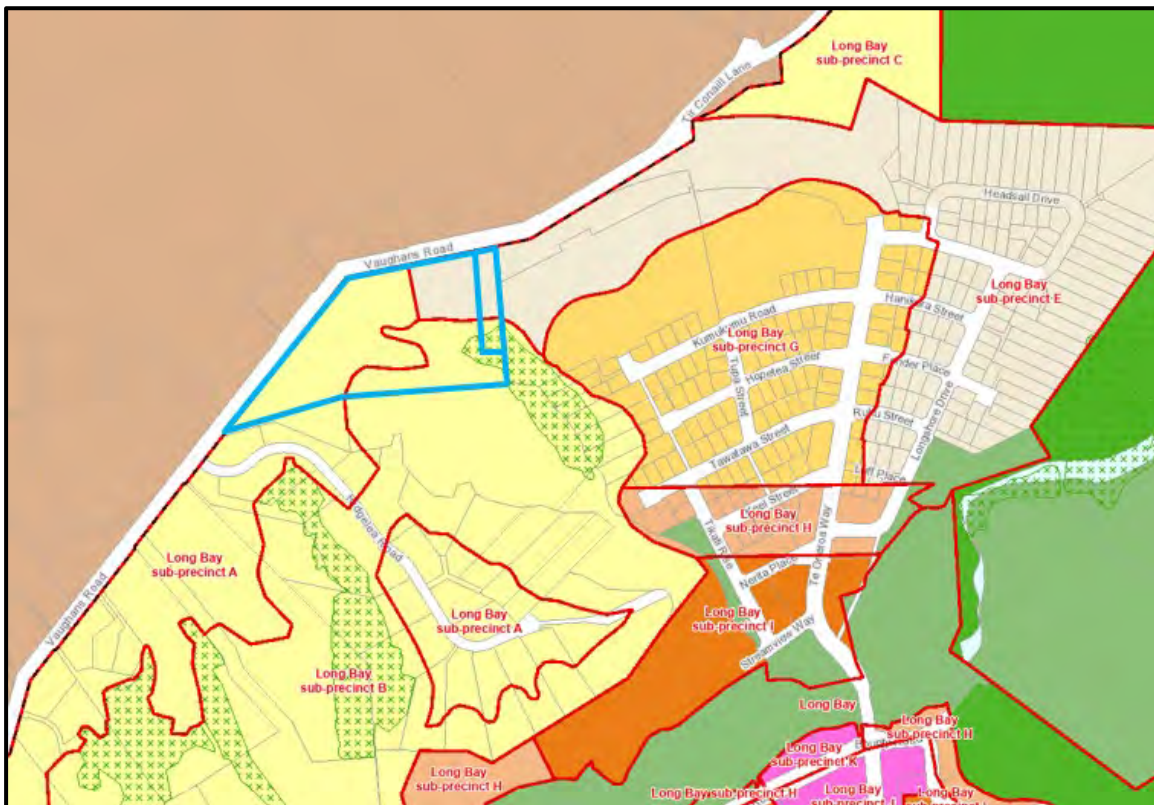


Figure 2 - Snippet of current Auckland Unitary Plan - Operative in Part Maps (4/5/2022). Location of sites are shown in light blue.

Implications of the proposed draft zoning

Proposed Zoning

The draft Planning Maps show the sites as being split-zoned Residential - Large Lot and Residential - Single House Zone. The draft Planning Maps also note that the following qualifying matters are of relevance to the site:

- Significant Ecological Areas - Terrestrial
- Precinct Under Investigation

The location of the 168 and 190 Vaughans Road in the context of the Long Bay Precinct and wider established residential area is shown in Figure 3 overleaf.

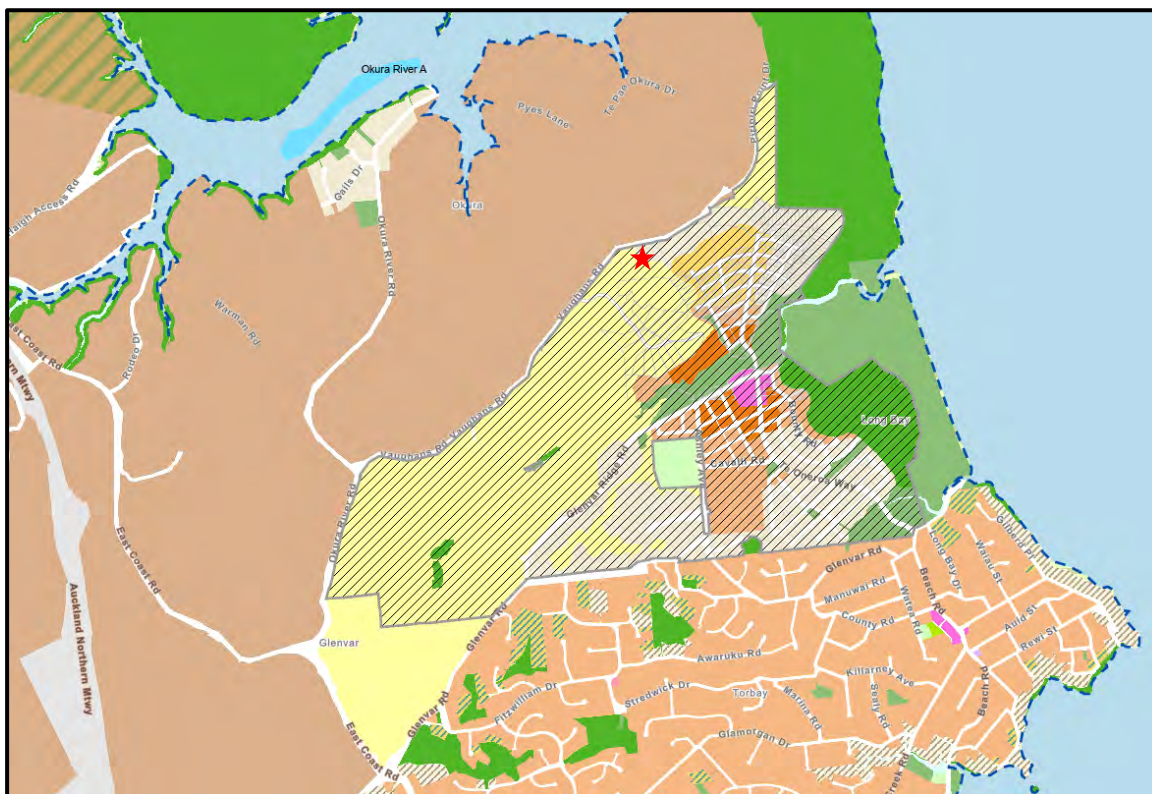


Figure 3 - Snippet of draft planning maps (4/05/2022) Location of sites shown as red star.

Implications

As shown on the draft Planning Maps above, the sites are situated within a *Precinct Under Investigation* and resulting no apparent change to the current Unitary Plan zoning is shown at the present time.

The Long Bay Precinct has enabled development of a new community on greenfield land in an integrated and sustainable way that protects and enhances the natural environment. Vaughans Road provides a functional topographical boundary between residential and currently zoned country side living areas.

The sites at 168 and 190 Vaughans Road are located close to the Long Bay local centre, reserve networks and bus routes, noting that the site is approximately 1.7 km or a 20-minute walk to the Long Bay local centre and the extensive reserve network at Long Bay. Furthermore, the sites are approximately 1km or an 11-minute walk from Bus Route 861 which runs from 117 Te Oneroa Way to the Albany Bus Station.

Comprehensive development of the land as provided for by the Residential – Mixed Housing Urban zone provisions would enable a more efficient use of the urban land whilst still protecting qualifying matters such as the Significant Ecological Areas and the proximity of the site to the coastal environment. These outcomes will be better facilitated by Residential – Mixed Housing Urban zoning than the existing site zoning.

Whilst it is acknowledged that the Council has taken a blanket approach to exclude Residential - Large Lot zoned sites from the application of the MDRS, the sites unique split-zoning characteristics, greenfield development potential and proximity to existing local centres makes mixed housing urban zoning and related residential development a better, more efficient outcome for the land than the existing zoning pattern.

The Significant Ecological Area only applies to a very small portion of the sites which appears to relate to a planted gully. This qualifying matter would not prevent the remainder of the sites from being development for mixed housing residential purposes. Any further greenfield development of the sites can be appropriately designed to respect this qualifying matter identified on the site.

Given the sites proximity to the Long Bay local centre, local purpose reserve network and public transport options the sites could achieve more efficient and appropriate urban outcomes via Residential - Mixed Housing Urban zoning.

Summary

We consider that the land 168 and 190 Vaughans Road, and surrounding land identified as '*Area Under Investigation*' are suitable land areas to facilitate increased housing supply in accordance with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Residential - Mixed Housing Urban Zone will enable a high-quality comprehensive residential development of the site that can be appropriately designed to ensure that qualifying matters such as the Significant Ecological Areas of the sites can be appropriately avoided.

On behalf of the landowner, we seek that the Auckland Council Policy Team rezones the properties at 168 and 190 Vaughans Road, and surrounding properties as identified as suitable following on-site investigations as Residential - Mixed Housing Urban for the reasons outlined in this letter.

We can provide a more detailed zone markup area prior to notification of the Intensification Plan Changes in August this year. We can also provide s32 Analysis to support revised zoning patterns in this location. Please let us know if this would be of assistance to Auckland Council. Alternatively, an on-site meeting could be valuable. Please let us know.

Yours sincerely



Jessica Andrews
The Planning Collective 2021 Limited
Ph: 021 422 713
Email: Jessica@thepec.co.nz



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: Joann Chung Yan Ho

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

The coverage of 200m does not have a significant impact on changing the density to improve housing supplies - proposing to around 400m instead.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

To improve the housing supplies in Auckland in the long run, it is important to look to upgrade the current infrastructure to ensure the constraints are eliminated or minimised at much as possible. Otherwise, we are not utilising the lands to resolve housing supply problems. More budgets should be given to improve and upgrade the infrastructure for the housing development to support the population growth in Auckland. Otherwise, more infrastructure would remain outdated and the constraints will never be resolved.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

Name of organisation/business: Pacific Heights Developments

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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Tell us why

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Name: Lisa Cruse

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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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

I only can provide support IF the surrounding areas have enough infrastructure to support the increase in population. Areas like Whangaparaoa Peninsula has one narrow road in and out. It does not have enough schools, or medical facilities. It doesn't have enough of a shopping centre - has a supermarket, and under a dozen minor shops. There is no bus lane or cycleway. There is no ferry on the weekend and ferry services are often canceled. The bus service is poorly routed and takes

2x 3x longer than it used to. ie 5 years ago you could take ONE bus from Manly to the CBD direct and it took 50 minutes, now it takes 90+minutes. To take a bus to Orewa it takes 40+minutes (and 2 or 3 busses) instead of a 15 minute drive. To go to the ferry the bus takes 30-40 minutes instead of a 5 minute drive.

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

Tell us why

I would only support if there was adequate roading and parking. Currently Whangaparaoa has too many traffic lights and no plans to widen the road. Penlink needs to be 4 lanes plus bus lane. It needs to be no more the \$2 per journey. DO NOT put in anymore traffic lights!!!! Roundabouts instead to keep the traffic flowing. Whangaparaoa traffic from Gulf Harbour is so bad you can't get out of the side roads. It's even worse at weekends. Whangaparaoa Road is dangerously narrow in 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.

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

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

Tell us why

Your scope is limited. You also need to include in the special character the Whangaparaoa Peninsula because it does not have adequate roading to cope with high density housing. It has one road in and out. The road between Gulf Harbour (Roberts Rd) and Matakatia (Zita Ave) is under the legal road width and cannot be widened. There is no alternative route and everytime an accident happens then people get stuck for hours on either side. In Palm Beach, North Sydney they have kept this region pristine and is considered a beauty spot. Auckland needs to treat Whangaparaoa the same. The traffic is so bad on weekends that it can take 4 or 5 times longer to get off or on the coast.

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

Tell us why

You don't go far enough. You ignore the lack of infrastructure problems. You are making an overcrowded city instead of creating well spaced out dynamic communities.

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

Whangaparaoa Peninsula is a finger of land with only one road in and out. It has a natural major constraint in that it has no additional land to build a wider thoroughfare to allow for more cars, busses, bikes or even walking paths. The main road is already heavily congested not just in peak but most of the day, and even worse on the weekend all day long - its a bumper to bumper traffic jam. The ferry from Gulf Harbour is often canceled and doesn't run on the weekend even though we desperately need a reliable service. The existing bus routes are very badly planned. There can be no bus lane or cycleway so we are stuck with what we have. If we allow more high density housing then the congestion will have a serious impact on business, ability to move, and quality of life.

Whangaparaoa Peninsula has raw sewerage overflow into the beaches and rivers after a major rainfall. The swims are not safe for swimming after every heavy rain. The roads are particularly narrow and dangerous in places. There is only one college for 60,000 residents.

There is not enough medical facilities. It can take nearly an hour to drive to North Shore Hospital. There is no 24 hour medical facility. There needs to be a new hospital in North Auckland (Dairy Flat) to service the Upper North Shore and NW Auckland up to Wellsford.

The Northern Motorway is a 4 lane carriageway with short, dangerous feeder lanes. New housing estates have been built up to the edge of SH1 instead of laying down a wide transport corridor to take us into next century. This motorway has to cope with national freight and regional traffics and yet it's like a suburban carriageway. AT had to widen the Southern Motorway at great expense so they must lay down a wide northern corridor now. Learn from your mistakes. Look at Brisbane - they have a transport corridor that is many kms wide. North Auckland has the space now so don't lose this opportunity.

Lack of infrastructure is Auckland's biggest issue. Lay out the plan well so you create a dynamic future-proofed city. Auckland does not have enough green spaces. Look at NY, London, Sydney, Paris etc. - they have the most amazing boulevards, parks and green spaces and a huge population - because they planned for it and not at the expense of livability.

Other qualifying matters

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

Whangaparaoa Peninsula should be considered an area of special character. Intensification will greatly impact the foreshore environment. There is a severe lack of existing infrastructure in this community. Whangaparaoa Road is exceptionally narrow and dangerous in places and more traffic will place more downward pressure on the physical road causing it to crumble and potentially blocking off the whole of the Gulf Harbour region (its happened before).

Whangaparaoa lacks a wide transport corridor; it has no bus lanes, no cycleway, slow and badly routed public transport. It's existing medical and schooling facilities cannot cope as it is. There is a lack of parks, playgrounds, and community centres/services. The closest shopping center of note is Silverdale (the Coast Plaza has a supermarket and a few minor shops of no consequence. Manly shops is mostly restaurants, a vege shop and a pharmacy but no other shops). The area around Silverdale needs to be better planned with more wider roads and parking. A bus from Gulf Harbour to Silverdale takes an hour as opposed to a 20 minute drive. There is no incentive to take a slow bus, and there is no bus lane to speed up this journey (except to have a direct bus). What curb side parking we have is much needed and Whangaparaoa Road is too narrow to create a bus lane.

Whangaparaoa is a family community, from all social levels. Historically it has mostly been retirees, solo mums and lower income families. Most properties have already been subdivided so adding high density to a community that doesn't have the infrastructure is destructive.

Build high density close to a city centre and transport hub - both of which Whangaparaoa Peninsula does not have. You are already planning on thousands of more houses in Stanmore Bay and Gulf Harbour - which is going to be a disaster unless you sort out the crumbling road.

Recently you sold the land along Whangaparaoa Road (near Brightside Road), originally purchased by the rate payers to widen and make the road safer. The effect this will have on the Peninsula is devastating. This particular stretch of road is narrow, bendy and always accident prone - with all the new intensive housing it is only going to become worse.

Penlink needs to be 4 lanes, plus bus lane, plus cycleway, plus walking path and \$2 a trip. It needs to have a double roundabout where it meets Whangaparaoa Road and not traffic lights. You should also create a green space either side of Penlink as we desperately need more parks - it could be bike track, or dog park, or something for our disenfranchised youth.

Be sensitive to our region. I'm all for developments but done with care and good planning.

Important privacy information

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

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Your details

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

Name: Glenn Challis

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

i would like to build a seperate dwelling on the bottom of my property for my Mother as she is ageing .Why is the property next door and properties across the road zoned mixed housing when mine is two story single ??

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Name: Susan (Sue) Parker

Name of organisation/business:

Your local board: Hibiscus and Bays

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

Need more specific details. Where is 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? I don't know

Tell us why

Need more specifics eg where is the edge of the metropolitan centres ?

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

Tell us why

Need more information about where they are.

Intensification around town and local centres

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

Tell us why

More details needed eg which town centres.

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

Tell us why

Which areas are classified as small town centres or large local centres and what is considered "high accessibility ?

Qualifying matters

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

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

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

Tell us why

We need to retain special character areas to give areas of our city character and depth that reflects our history and not to lose all this to characterless over development.

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

Tell us why

I understand there is currently provision for an additional 100,000 dwellings within the Auckland CBD and a further 900,000 residences within the Greater Auckland area under the existing Unitary Plan.

Therefore why is it necessary to add so many more medium and high density zones to make provision for even more than the existing one million, given that it is unlikely we will experience significant population growth on such a large scale.

Providing ever more areas for medium to high density housing at the expense of quality of existing and future housing and of residents' lifestyle and environmental and ecological negative impacts.

It is important to retain as low density (single house zones) those areas that are identified as possessing a qualifying issue such as a lack of adequate infrastructure (ie roading, sewerage, stormwater and water supply) to cope with intensification .

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

Tell us why

It is important to retain character business areas that depict or reflect our historical commercial activities in Auckland and surrounding townships.

Infrastructure constraints

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

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

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

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

Tell us why

The Whangaparaoa Peninsula is a case study. It does not possess the necessary infrastructure such as roading, sewerage, stormwater management and water supply for an increase in housing intensification.

The Peninsula would need very considerable financial investment of infrastructure to cope with a greater increase in housing density. Eg. the sewerage network extending along the Peninsula to ocean outfall at Army Bay is being further overloaded through housing developments at Millwater, Millbrook and Wainui.

Roading is already inadequate for the number of vehicles.

Storm water management is already inadequate for some areas resulting in flooding of residences.

It is my strong recommendation that the zoning of the Whangaparaoa Peninsula continue as 'Residential single house zone ' as contained in the existing Auckland Unitary Plan.

Other qualifying matters

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

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

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

Yes. Whangaparaoa Peninsula is a thriving ecological habitat for wildlife and birds in particular. Intensification of development will reduce or eliminate this positive ecological value and consequently add to the increasing degradation of quality of the surrounding land, waters and beaches and play a significant part in the ongoing destruction of our maritime values within the

Hauraki Gulf. It will be sad to see this damage and destruction be accelerated by intensification along the Peninsula.

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Name: Tracey Rowland

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Restricts access to business.

- 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

Restricts flow through the city. The city is dead nothing should restrict that further right now

- 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

Restricts flow of traffic and ability to access.

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

Except certain places without infrastructure like Whangaparaoa peninsula. There is no way off that point. It's dangerous.

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

Except certain places without infrastructure like Whangaparaoa peninsula. There is no way off that point. It's dangerous.

Qualifying matters

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

Heritage houses must be protected and not crowded out by gross apartments.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Except certain places without infrastructure like Whangaparaoa peninsula. There is no way off that point. It's dangerous. No water. No under ground power. It's not suitable.

Other qualifying matters

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

Name of organisation/business:

Your local board: Hibiscus and Bays

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

Auckland is big enough, its been ruined in the last 20 years by uncontrolled immigration. Meanwhile the bulk of NZ remains empty!

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

Tell us why

See above. infrastructure inadequate for current population.

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

Tell us why

This is a rigged questionnaire!

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

This is intent on growth of Auckland's population which I don't support.

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

Tell us why

Again, this is a rigged set of questions!

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Tell us why

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Tell us why

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

Tell us why

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Name: Colin Thomson

Name of organisation/business:

Your local board: Hibiscus and Bays

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

- 4. What do you think of our proposal 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

But it should relate to areas that have an actual special character- more refined than proposed now

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? 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

There are significant areas that do not have sufficient infrastructure for this scale of development, including transportation and public transport infrastructure. Some areas cannot achieve the level of infrastructure needed to adequately service this scale of development- either at all or without significant investment and works. This includes areas of Red Beach and Hibiscus Coast. Having a limitation due to infrastructure will make it clear where development can easily occur and where it shouldn't- making it clearer for the public and developers.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Support the above , Further to the below, can I please request specific consideration in terms of lack of infrastructure, in particular roading infrastructure, and the inability to establish appropriate infrastructure, for Matija Place, Red Beach. This is a narrow cul-de-sac at the end of a no exit street where a school already creates significant congestion and traffic hazards. The roads are not designed for the level of increased traffic that the plan changes would enable, and even with no stopping lines Matija Place is unable to accommodate two- way traffic. There is already no parking available on the street, insufficient space for rubbish collection, rubbish trucks cannot easily turn at the end of the street and this is based on development in accordance with Single House zoning, let alone more intensity.

In my opinion it is appropriate for sites in this street to be included in the infrastructure related Qualifying Matter- more intensive development above Single House zone cannot be supported in this location.

Important privacy information

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