



Date: Monday, 30 May 2022

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

**WRITTEN FEEDBACK Vol
10
(7120-7844)**

Sub #	First name	Last name	Organisation name	Local board	Volume
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7712	Peter	Bircham		Waitematā	10
7716	Bethny	Uptegrove		Waitematā	10
7717	Sue	Simons	Body Corporate 326496	Waitematā	10
7720	Eva	Rwrassky-Bulmer	Waitakere Ranges Protection Society	Waitematā	10
7749	Michael	Campbell	Mansons TCLM Limited	Waitematā	10
7755	Bryan	Bates		Waitematā	10
7768	Neil	Buller		Waitematā	10
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7798	Helen	Williams		Waitematā	10
7808	Rachael	Duncan		Waitematā	10
7824	Craig	Hind		Waitematā	10
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7828	John	Hill		Waitematā	10
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Your details

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Name: Carolyn Reid

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

I do not think that realistically, people will walk from North or South Freemans bay. Perceptions are that "it is too far" and "the hills are steep"

- 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

This might possibly "work": less distance, and a reduction in number of hills to walk up

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

Tell us why

Possibly this could be a helpful concept

Intensification around town and local centres

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

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

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

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

Tell us why

This might "work"; but I think in the case of Auckland it could well be too "dense" and make very miserable actual living conditions

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

I feel I can't comment, I can only realistically and responsibly speak of what I know about.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I think that "special character areas" are what they are NOW: and are 'made up' of a variety of buildings, and with some variation in styles - which is what makes them "special character"

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

Tell us why

As I have written above, in response to question i.e. above all the buildings in north and south Freemans Bay, with their variations in 'styles', do contribute to making it the historic, distinction and beautiful urban area it is.

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

Tell us why

Ponsonby road is unique and is a very important part of Auckland's history and of its special, distinctive character.

Infrastructure constraints

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

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

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

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

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

Tell us why

I live in Kyle street, which is narrow as are Georgina Elizabeth Costley Gunson and wood streets. Infrastructure supply would not "cope" and the idea of having multi-storyed buildings being

constructed - massive trucks very tall cranes - let alone the volume of construction traffic, just would be a) dangerous, and b) a nightmare.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I do not think that it is important - very important - to be aware that there are a lot of small gardens as well as small public parks e.g. corner of Ryle and Georgina Sts and Costley Park (corner Wood St and Costley St) in this historic area (just and the small gardens surrounding attached to the houses do contribute very significantly to a "green clement" purifying the air quality in the adjacent urban area adjacent urban area on the ridge to the East (Nelson, Hobson Sts) which rises up above Queen St where there is little "green input/provision" with all the existing already apartment blocks plus the heavy traffic on the motorway.

Important privacy information

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Name: Sarah Edmondson

Name of organisation/business:

Your local board: Waitematā

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

St Mary's Bay is not within a walkable distance as set out above. I walk to work from St Mary's Bay to Quay St. it takes 35 minutes up and down hills and is only appropriate for someone who is reasonably fit.

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

Tell us why

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

Tell us why

There are no rapid transit stops within 800m of St Mary's Bay

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

This should not apply to St Mary's Bay which is beyond the walkable catchment threshold.

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

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

I support the preservation of character areas.

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

Tell us why

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

Tell us why

Infrastructure constraints

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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

St Mary's Bay has significant infrastructure constraints - combined stormwater/waste water, narrow roads, small sections, steep contours

Other qualifying matters

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

The preservation of this historical heritage of Auckland is important to the city as a once lost it cannot be replaced.

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Name: Karen Soich

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

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Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

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

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?

Tell us why

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

Tell us why

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Tell us why

Infrastructure constraints

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Tell us why

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" We the Citizens of Auckland reject the Government's order to destroy over 7000 heritage homes to make way for intensification."

"We call for a referendum on this issue!

" We wish to speak to this consultation"

(On behalf of the Westmere Heritage Protection Ass.) signed by 6 people

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Name: Sophia Fiossetti

Name of organisation/business:

Your local board: Waitematā

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Tell us why

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Tell us why

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

" We the Citizens of Auckland reject the Government's order to destroy over 7000 heritage homes to make way for intensification."

"We call for a referendum on this issue!

" We wish to speak to this consultation"

(On behalf of the Westmere Heritage Protection Ass.) signed by 6 people

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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: Tanah Dowdle

Name of organisation/business:

Your local board: Waitematā

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?**

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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Tell us why

Other qualifying matters

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Name: I Pra

Name of organisation/business:

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Name: Stuart Godfrey

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

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

Tell us why

This is not within a walkable 1200m radius

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

Tell us why

There is no transport hub within 800m

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

Tell us why

Intensification around town and local centres

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

Tell us why

We are not within a 400m radius

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

Tell us why

I have rebuilt our home (44 years) to match the existing character of the neighbourhood and other have attempted to retain a special character

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

Tell us why

We are a special character area

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

Tell us why

Infrastructure constraints

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

Tell us why

The only has to live in the area to understand the constraints

Other qualifying matters

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Name: Rick Roff

Name of organisation/business:

Your local board: Waitematā

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

The proposed limit of 1.2km fails to take into account the steep hills, traffic and pedestrian aspects and totally unrealistic. I think 500m would be the absolute max distance

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

Tell us why

The proposed limit of 1.2km fails to take into account the steep hills, traffic and pedestrian aspects and totally unrealistic. I think 500m would be the absolute max distance

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

Tell us why

This seems like reasonable distance to walk

Intensification around town and local centres

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Tell us why

perhaps 200m from large town centre

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

Tell us why

This situation doesn't apply to us

Qualifying matters

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

Tell us why

Character areas need preserved in their entirety

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

Tell us why

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

Tell us why

Ponsonby rd character must be preserved

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Tell us why

Existing infrastructure in Freeman's Bay will not support intensification. Many of the streets in Freemans have access difficulties for emergency vehicles

Other qualifying matters

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Climate change our property has close to 80% tree and bark should be retained

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Name: Anthony Walker

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

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

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

Tell us why

Character homes, particularly those around heritage homes in areas such as St Mary's Bay provide an inestimable amenity for the whole Auckland, not just residents. Loss of character architecture is similar to loss of trees, disastrous for the future wellbeing of all Aucklanders.

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

Tell us why

Character areas are critical for Auckland's future. The more of these that are preserved in areas such as St Mary's Bay, the better for all Aucklanders not just residents and their visitors.

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

Qualifying matters must include climate changes not such as unstable coastal regions evident in places such as unstable coastal region as evident in places such as St Mary's Bay. Intensification in such regions is to ignore the most significant risk facing the world's population in 2022.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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 a trustee/Solicitor for several client trusts which all own properties in St Mary's Bay.

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Your details

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Name: Christina Sheard

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Six storeys is unlikely to be sufficient to support rapid transit. Council should be enabling at least 10-12 storeys

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

There is no reason why it should not be 800m the same as rapid transit stops. In terms of PT there is potential for increasing bus services in these areas to support a greater level of intensification in line with that of MRT stops.

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

Tell us why

If the area has high accessibility, then people will walk more than 200m to a transit stop. The distance should be at least 400m if not further.

Qualifying matters

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

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

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

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

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

Tell us why

I support the Grey Lynn East special character area which has extremely high heritage values. It should be noted that the area between MacKelvie and Scanlan Streets is not "primarily

commercial and mixed use" land. This area is residential apart from four sites zoned Business and the Seventh Day Adventist Church. The Seventh Day Adventist Church is a very significant historical site. It was built in 1887 and was the first Seventh Day Adventist Church in Australasia.

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

Tell us why

See response to qu 6 above. I support the Grey Lynn East special character area for the reasons outlined in response to question 6 above.

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

Tell us why

I support the Ponsonby Road Special Character Area.

Infrastructure constraints

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

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

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

Tell us why

If there areas that are underserved by infrastructure but are well located for intensification, then infrastructure should be upgraded as a priority to service those areas.

Other qualifying matters

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

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Name: Keith Jean

Name of organisation/business:

Your local board: Waitematā

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

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities and rapid transit/public transport hubs. The walkable route to the City Centre beside the motorway, is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

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

Tell us why

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

Tell us why

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are not within 800 metres of St Marys Bay.

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

Within St Marys Bay there are over 200 properties of historic heritage value 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft maps.

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

Tell us why

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6, 5 & 4 as sub-areas of special character.

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

Tell us why

Infrastructure constraints

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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

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

Other qualifying matters

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

St Marys Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been . This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

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Name: Berry Jack

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Auckland is hilly for a start! and Aucklanders seem averse to a decent walk

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

Tell us why

Aucklanders are not keen on walking so far out of town.

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

Tell us why

Where are rapid transport stops?

Intensification around town and local centres

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

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

Tell us why

Up to 400 metres from the city makes a bit more sense to me.

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

Tell us why

Qualifying matters

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

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

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

Tell us why

Tiny areas of interesting and attractive architectural heritage should be cherished and preserved for future generations of residents and visitors to the city (especially in an increasingly bland city like Auckland).

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

Tell us why

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

Tell us why

Ponsonby Road has a particular character unique to Auckland don't wreck it.

Infrastructure constraints

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Tell us why

Other qualifying matters

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

Retention of trees and green areas of Freemans Bay is important as "lungs" of Auckland city

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Name: T J Coffey

Name of organisation/business:

Your local board: Waitematā

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

400m is the sweet spot distance for all age groups (including seniors) and disabilities. Beyond that some groups are discriminated against by their age and degree of disability.

- 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

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Tell us why

400m provides ease of access for all age groups - including seniors and disabilities. No group except the profoundly disabled is excluded from access to town centres with high accessibility.

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Tell us why

200m provides ease of access for all age groups - including seniors and disabilities. No group except the profoundly disabled is excluded from access to small town centres with high accessibility.

Qualifying matters

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

Tell us why

All Auckland existing special character areas contribute to each neighbourhood's unique sense of place and allow all its residents to create and maintain their own sense of local identity and place in their unique community.

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

Tell us why

All the AUP's existing special character areas need to be retained intact.

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

Tell us why

The refined proposed business special character areas identified are a fair appraisal of their existing merit as business special character.

Infrastructure constraints

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

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

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

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

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

Tell us why

Refer to attachment (9A, B and C)

Other qualifying matters

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

These additional qualifying matters include:

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

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

Refer to attachment (9D-H) regarding open space, viewshafts sight line and sunlight admissions.

Important privacy information

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9 May 2022

FROM:

TO: Auckland Council, unitaryplan@aucklandcouncil.govt.nz

SUBMISSION: 1st round, NPS-UD & EHS Act (incl. MDRS).

INFRASTRUCTURE CONSTRAINTS.

PROPOSED:

That in the Auckland Isthmus and Eastern Suburbs - locations of Auckland Council's historically older suburbs – each identified suburb be rated as a qualifying matter to safely acknowledge and provide for their known piped infrastructure (wastewater and stormwater) constraints due to historic inadequacies and faults.

- REASONS:
1. Proposed intensification centred around city and metropolitan centres is supported, provided that there is adequate infrastructure available to support the projected population growth in these areas.
 2. The Auckland Isthmus and Eastern Bays historic older suburbs' wastewater and stormwater are not separated as present standards require.
 3. These suburbs were opened up and developed from the 19th century onward before modern requirements to separate wastewater (sewerage) and stormwater were introduced.
 4. To increase the residential intensification of these older historic suburbs without concurrently separating wastewater and stormwater will overload the capacity of the present inadequate-for-modern-purposes combined existing wastewater and stormwater piped infrastructure.
 5. With the possible exception of developments in city and metropolitan centres, the proposed changes fail to incorporate an assessment of infrastructure capacity; or, a city-wide analysis of the financial and economic costs and benefits of intensification; including location-based prioritization of infrastructure investments and planned maintenance programmes. The city cannot be managed in a cost-effective manner without a structured long-term vision and strategic plan.
 6. Future intensification should therefore be targeted to locations already identified for intensification in the current Auckland Unitary Plan (AUP). A generic and non-targeted approach to intensification across the city as a whole is not a good strategy for the long-term development of the city. It will result in ad hoc, developer-driven, developments that risk imposing unplanned additional demands on infrastructure where investment is not currently planned because they are not prioritised strategically as development areas.
 7. The implementation of "one size fits all" legislation is not a sufficient and professional reason to rescind the well-considered planning decisions introduced in the AUP after careful study. Allowing unfettered development

NPS-UD & EHS Act sub
T J Coffey

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introduces considerable risk to the environment. Permitting intensification introduces additional risks and potential liabilities. This risk can be minimized by restricting development until adequate environmental safeguards are introduced as part of a long-term prioritized strategic development plan for the city.

8. With the objective of minimizing future flooding risks and over-capacity system rupture, any plan changes and their appropriate codes must require adequate stormwater retention/detention tanks with capacity to accommodate future peak rainfall projections resulting from climate change. This requires full compliance with the AUP Section E8.6 regarding rainfall benchmarks.

9. It is well-known that present ongoing detrimental effects of the Auckland Isthmus' historic combination of wastewater and stormwater results in rainy weather surges of contaminated (faecal bacteria) water discharged on Waitemata and Manukau Harbour shores, including beaches. To acknowledge this present sad, detrimental state of affairs, Auckland Council operates a web-based resource providing daily information on which beaches are too contaminated to allow safe bathing.

10. Auckland Council's present infrastructure remedy for this Auckland Isthmus' historic inadequacy is its presently under construction (2019-2026) Central Interceptor. This subterranean 14.7km length by 4.5 metre diameter tunnel with several linked sewers and shafts will run from Western Springs to the Māngere Wastewater Treatment Plant.

11. The Central Interceptor - once completed - will significantly reduce the rainy weather surges of contaminated (faecal bacteria) water generated by the existing Auckland Isthmus and Eastern Bays historic residential suburbs and discharged on Waitemata and Manukau Harbour shores, including beaches. However, it is not future-proofed to accommodate the increased wastewater and stormwater generated by greater residential intensification in those suburbs with their present infrastructure constrained and unseparated services.

12. Permitting random intensification in single house zones will make later rehabilitation and or renewal of infrastructure more difficult and expensive. Such investments should precede intensification. This reinforces the need for a structured planned strategic city development plan.

13. A such structured planned strategic city development plan could be time-bound; and related to a medium to the long-term development and investment plan for the city. This would prioritize development first in city and metropolitan centres; then town centres; then in other areas with adequate infrastructure capacity. The Plan would therefore be a "dynamic document", intended to reflect long term city development.

14. A concurrent policy would be required to introduce incentives to encourage development where there exists adequate infrastructure capacity; and to discourage development where there is inadequate infrastructure. This can be achieved through the use of higher development levies where adequate capacity for all potential growth does not exist, or where infrastructure is due for replacement or rehabilitation, based on capacity or age. The principle of Long Run Marginal Costs, widely used in international projects involving investment in infrastructure, will provide such a framework. This means the

development contribution payable where there are infrastructure shortfalls should be higher, in order to recognize the additional costs that will arise from ad hoc development in such areas where infrastructure constraints exist. In this context, infrastructure costs are to include stormwater, sewerage systems and transportation services.

15. A second concurrent policy would recognize risks, and require developers to provide pre-paid medium term public liability insurance premiums designed to provide protection to Council from the significant costs of events such as flooding in areas where development is designated to increase risks of property or other damage.

16. Requirements of the New Zealand Coastal Policy Statement must be incorporated into the Plan Change, in order to reflect the absence of resource consents.

9 May 2022

FROM:

TO: Auckland Council, unitaryplan@aucklandcouncil.govt.nz

SUBMISSION: 1st round, NPS-UD & EHS Act (incl. MDRS).

OPEN SPACE.

PROPOSED: That all the AUP's designated open space zones each be rated as a qualifying matter. To include (REF: AUP H7.1; Schedules 6, 7, & 11):

Five zones are used to manage activities on land zoned open space:

- Open Space – Conservation Zone;
- Open Space – Informal Recreation Zone;
- Open Space – Sports and Active Recreation Zone;
- Open Space – Civic Spaces Zone; and
- Open Space – Community Zone.

REF: Auckland Unitary Plan (AUP).

Chapter H Zones.

Schedule 6 – Natural Features Overlay Schedule.

Schedule 7 – Outstanding Natural Landscapes Overlay schedule.

Schedule 11 – Public views schedule.

REASONS: 1. Older established residential suburbs had their provision for open space (parks, reserves, public access spaces etc) determined at the time of their historic development. No further creation of new public open space is possible to accommodate that increased density's residents' public space needs due to the absence of any new available open space for this purpose. Under the proposed intensification, existing residential areas' public space use will exceed their intended capacities with consequent wear and tear resulting in constant high maintenance, repair and replacement.

2. H7.2. Objectives – All Zones

In addition to the specific objectives that apply to each open space zone, the following objectives apply generally to open space areas.

- (1) Recreational needs are met through the provision of a range of quality open space areas that provide for both passive and active activities.
- (2) The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied or mitigated.

3. H7.3. Policies – General

In addition to the specific policies that apply to each open space zone, the following policies apply generally to open space areas.

- (1) Design, develop, manage and maintain open spaces to:
 - (a) provide for the needs of the wider community as well as the needs of the community in which they are located;
 - (b) achieve the objectives for the open space zone;
 - (c) use resources efficiently and where appropriate be adaptable and multifunctional;

NPS-UD & EHS Act sub
T J Coffey

- (d) provide for people of differing ages and abilities;
 - (e) be safe and attractive to users; and
 - (f) where appropriate for the zone, reflect the natural, heritage and landscape values of the area.
- (2) Develop open spaces which reflect Mana Whenua values where appropriate, including through: H7 Open Space zones Auckland Unitary Plan Operative in part 2:
- (a) restoring and enhancing ecosystems and indigenous biodiversity, particularly taonga species;
 - (b) providing natural resources for customary use; and
 - (c) providing opportunities for residents and visitors to experience Māori cultural heritage, while protecting Māori cultural heritage and sites and features of significance to Mana Whenua.
- (3) Enable the provision of infrastructure necessary to service open spaces and recreation facilities.
- (4) Enable the construction operation, maintenance, repair and minor upgrading of infrastructure located on open spaces.

9 May 2022

FROM:

TO: Auckland Council, unitaryplan@aucklandcouncil.govt.nz

SUBMISSION: 1st round, NPS-UD & EHS Act (incl. MDRS).

VIEWSHAFTS, SIGHT LINES, & SUNLIGHT ADMISSIONS.

PROPOSED: That all the AUP's designated volcanic viewshafts, City Centre and all other sight lines, and sunlight admissions each be rated as a qualifying matter as per the NPS-UD.

REF: Auckland Unitary Plan (AUP), Chapter D Overlays, Natural Heritage.
 Schedule 9: Volcanic view shafts schedule (AUP).
 Chapter M: Appendix 9 Business: City Centre Zone sight lines.
 Appendix 11 Business: City Centre Zone sunlight admission into public places.

REASONS: 1. All Aucklanders - past, present and future; residents and businesses alike – gain their sense of place and identity in their physical personal relationship with Auckland's topographic and built forms and the visual cues they provide. These human-scale shared observations related to the unique landforms and landmarks of place and time imprint positively on all Aucklanders' self-identity, both consciously and subconsciously. Without that unique-to-Auckland land and form connection, the city's residents and businesses cease to have any real and personal connection to their home city. Deprived of these connections Auckland ultimately loses its point-of-difference and just becomes some faceless, non-descript urban conglomeration.

2. AUP, Chapter D Overlays, Natural Heritage: D14. Volcanic Viewshafts & Height Sensitive Areas Overlay

D14.1. Overlay description

The purpose of the Volcanic Viewshafts and Height Sensitive Areas Overlay is to appropriately protect significant views of Auckland's volcanic cones through the use of viewshafts and height sensitive areas. The volcanic viewshafts and height sensitive areas are identified on the planning maps.

This overlay contributes to Auckland's unique identity by protecting the natural and cultural heritage values of significant volcanic cones.

This overlay incorporates three elements:

(1) Regionally significant volcanic viewshafts which protect regionally significant views to the Auckland maunga. Buildings that intrude into a regionally significant volcanic viewshaft require restricted discretionary activity consent up to 9m in height, beyond which they are a non-complying activity.

(2) Locally significant volcanic viewshafts manage development to maintain locally significant views to the Auckland maunga. Buildings

9F

that intrude into a locally significant volcanic viewshaft are a permitted activity up to 9m in height, beyond which they are a restricted discretionary activity.

(3) Height sensitive areas are areas of land located on the slopes and surrounds of the volcanic cones. These areas are mapped and are identified as a layer on the planning maps and are marked with the following symbol: (solid inverted equilateral triangle).

Height sensitive areas enable reasonable development in areas where the floor of the viewshaft is less than 9m (the maximum height in Residential – Single House Zone and Residential – Mixed Housing Suburban Zone). They also ensure that development is of a scale and/or location that does not dominate the local landscape or reduce the visual significance or amenity values of the volcanic feature. Buildings are a permitted activity up to a defined maximum height beyond which they are a non-complying activity. An additional height control applies at the boundary of a volcanic feature.

D14.2. Objectives [rcp/dp]

- (1) The regionally significant views to and between Auckland's maunga are protected.
- (2) The locally significant views to Auckland's maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views.

D14.3. Policies [rcp/dp]

- (1) Protect the visual character, identity and form of regionally significant volcanic maunga, together with local views to them, by:
 - (a) locating height sensitive areas around the base of the volcanic maunga; and
 - (b) imposing height limits which prevent future encroachment into views of the volcanic maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.
- (2) Manage subdivision, use and development to ensure that the overall contribution of the regionally significant volcanic maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the volcanic maunga.
- (3) Protect the historic, archaeological and cultural integrity of regionally significant volcanic features and their surrounds by avoiding activities that detract from these values and the mana of the maunga.
- (4) Avoid new buildings or structures that intrude into volcanic viewshafts scheduled in Schedule 9 Volcanic Viewshafts Schedule, except:
 - (a) where they would have no adverse effect on the visual integrity of the maunga
 - (b) to allow development up to a two-storey height to intrude into a volcanic viewshaft, where any adverse effect of development is avoided or mitigated; or
 - (c) to allow development located within an identified height sensitive area up to defined appropriate height limits; or

(d) to allow the provision of infrastructure where there are particular functional or operational needs that necessitate a structure that penetrates the floor of a volcanic viewshaft, there is no reasonably practicable alternative and adverse effects of development are avoided or mitigated.

(5) Avoid new buildings or structures that exceed two storeys in height in a height sensitive area, except where they would have no adverse effect on the visual integrity of any volcanic maunga to which that height sensitive area relates, as seen from any public place.

(6) Require urban intensification to be consistent with the protection of volcanic features and viewshafts.

3. Sight Lines and Sunlight Admission : rationale is eponymous ; diagrammatically as :
 AUP, Chapter M Appendices :
 Appendix 9 Business - City Centre Zone sight lines (as designated per figures 1 to 23 cited).
 Appendix 11 Business – City Centre Zone sunlight admission into public places (as designated per figures 1 to 9 cited).

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: Glenn White

Name of organisation/business:

Your local board: Waitematā

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

It is unrealistic to think the average Aucklanders will walk 1-2km into the city considering the variable topography and unpredictable weather conditions at the isthmus.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I was involved and submitted for the unitary plan at which time these special character areas were identified. The small section sizes and infrastructure constraints would be unworkable if intensification were to proceed.

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

Tell us why

It is not possible to exclude these areas, without significantly or adversely affecting the adjoining character areas of Freemans Bay

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

Tell us why

Retaining the historic character of areas such as Ponsonby road are essential for our community on are the principle draw for visitors to our area.

Infrastructure constraints

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

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

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

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

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

Tell us why

The existing infrastructure of Freemans Bay will not support intensification

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

Auckland CBD is essentially cut off from its immediate residential neighbourhoods by major road, including SH1. It is essential that what residence and green space that remain are living and breathing space for a city that could potentially choke itself out of existing through are building suggested ready urban village.

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Name: David Abbott

Name of organisation/business: The St Mary's Bay Association

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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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?**

Tell us why

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

Tell us why

Intensification around town and local centres

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

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Tell us why

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

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

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

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Outline of presentation to Auckland Council at online 'Have your say' for local residents' associations on proposed changes to Unitary Plan

1.0 Submitter:

- 1.1 This submission is made by The St Mary's Bay Association Inc. (SMBA). SMBA was formed in 1975 to represent the viewpoints of residents of St Mary's Bay on issues which affect our community.
- 1.2 Background and information about SMBA's activities can be found on its website: www.stmarysbayassociation.nz

2.0 Background

- 2.1 St Mary's Bay is one of several inner city areas with a long-standing commitment to maintaining the historic residential character of their areas – but, very significantly for us, it is one of the most affected by Council's preliminary proposals for changes to Auckland's Unitary Plan to meet the requirements of the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021.
- 2.2 SMBA acknowledges the drivers for change at a macro level, but says that the changes to be introduced must make proper allowance for the range of characteristics of a vibrant sustainable city. In particular, the history of the city is a part of our everyday lives and is critical not only to the present but also to its future.

3.0 Summary of presentation today

- 3.1 The St Marys Bay Association will be lodging a comprehensive submission ahead of the deadline on 9 May. However, we wish to take this opportunity to outline the approach that we will be taking, and to invite comment on any additional matters where we might assist further.

- 3.2 SMBA has made its views known to its members and the community in a circular letter distributed this week. A copy of that letter is attached. Our committee member and planning adviser, Brian Putt, will speak to the points made in the letter and answer any questions.



David Abbott

Chair

tion Inc.

5 May 2022

Attachment : SMBA letter to residents 5 May 2022

5 May 2022

Dear SMB resident

It is important that you read this guidance and lodge your submission by no later than 9 May 2022.

We encourage EVERY eligible adult, in your household, to lodge a submission. If you value your neighbourhood's character, even if your house has scored heritage 6 categorisation, you should still lodge a submission.

Further to our newsletter of 26 April and, as promised, we are now reverting to you with guidance on how to fill out the questionnaire on the Council's [akhaveyoursay](https://www.akhaveyoursay.nz/housing) website. The link is [akhaveyoursay.nz/housing](https://www.akhaveyoursay.nz/housing).

Our aim is to have at least 300 submissions lodged. The Association will be lodging a separate detailed submission covering all of the St Mary's Bay issues. Please talk to your neighbours and friends and encourage them lodge a submission.

Set out below are the steps that will help you navigate through the **akhaveyoursay** website. These steps ignore questions which are **not** directly relevant to St Marys Bay. You do not have to answer those questions.

Unfortunately, there are no paragraph numbers or page numbers on the questionnaire so the following advice simply progresses sequentially through the questionnaire. The headings below relate to important parts of the questionnaire.

Walkable Catchments – City Centre

- ✓ *Do not support – I think it should be closer.*

Comment (to be entered in the Comments box)

None of St Marys Bay is within a walkable distance of 1200 metres to City Centre amenities which residents use. These include retail, entertainment facilities, rapid transit/public transport hubs.

The walkable route to the City Centre beside the motorway, is only suitable in daylight hours. It has no public lighting and is an unsafe environment. Other return routes from the City Centre to St Marys Bay involve steep grades, unsuitable at night for the population cohorts of St Marys Bay.

Ignore Metropolitan Centres

Walkable Catchments – Rapid Transit Stops

- ✓ *Do not support – I think it should be closer.*

Comment

The closest rapid transit stop to St Marys Bay is Britomart or the future Victoria Street station. Both are **not** within 800 metres of St Marys Bay.

Ignore Intensification around town and local centres.

Terrace Housing and Apartment Building Zone – 400 metres from City Centre

- ✓ *Do not support – I think it should be closer.*

Comment

None of the St Marys Bay suburb is within 400 metres of the City Centre. This means St Mary's Bay is beyond the walkable catchment threshold.

Ignore small town centres.

Qualifying Matters – Special Character Areas

- ✓ *Support for including identified Special Character Areas as a qualifying matter.*

Comment

Within St Marys Bay there are over 200 properties of historic heritage value rated 6 and 5. I support creating Special Character Sub-Areas around clusters of heritage houses in St Marys Bay in addition to those identified on the draft maps.

Special Character Areas Identified

- ✓ *Support*

Comment

This technique should be expanded over the entire suburb of St Marys Bay collecting all houses of Rating 6, 5 & 4 as sub-areas of special character.

Ignore Business Special Character Areas.

Infrastructure Constraints

- ✓ *Support*

Comment

St Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall road network. The upgrading of the stormwater/wastewater system and the planned separation is based on the existing development capacity. Any proposed increase in residential density will not be accommodated in the proposed infrastructure upgrading.

Other Qualifying Matters**Comment**

St Marys Bay is bounded to the north by an unstable former coastal edge which presents a coastal hazard that has not been considered as a qualifying matter as it should have been. This means that a suitable depth of protection is needed from the former coastal cliffs inland for at least 100 metres where intensification must be avoided to manage the hazard risk.

Other Information

If you have detailed information about the history of your house please enter it at the end of the survey where supporting information is provided for. This may include a challenge to the heritage ranking that your house has been given. The more dwellings we have in the 6 and 5 categories, the more successful our submissions will be.

Next Step

There is no further chance for submissions beyond **9 May 2022** but the Council has agreed to receive additional information in relation to any submissions lodged. The Association will be using this opportunity to provide more detail on the ranking and rating of dwellings because we consider many of the houses ranked as “4” should actually be “5”.

On 20 August 2022, following a review of all submissions, the Council is obliged to notify a plan change providing for the Medium Density Residential Standards (MDRS) which the National Policy Statement – Urban Development (NPS-UD) demands. This plan change will be open for public submission in the usual way following which there will be hearings in front of an Independent Panel of commissioners which the Council has appointed. There are six commissioners. The commissioners will hear evidence on all submissions so this will be a further chance for you to elaborate and provide more detail.

The commissioners’ decisions will be presented to the Council for confirmation. Any dispute between the commissioners’ findings and the Council will be put before the Minister for the Environment for resolution. The commissioners and the Council must have their decisions on the plan change and all submissions presented to the Minister for the Environment by early 2024.

This means we can expect to have hearings from the end of 2022 and right through 2023. This is a **huge** burden that has been placed on the residents of St Marys Bay. However, we must make the most of this opportunity otherwise we risk losing the character, integrity and liveability of our old suburb.

Remember – keep a copy of your submission,

Warm regards,



David Abbott – Chair -The St Mary’s Bay Association

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SMBA say a huge thank you to our wonderful sponsors, Martin Dobson and Charles Collins of Kellands real estate for this maildrop

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

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Your details

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Name: Trevor Lund

Name of organisation/business: Freemans Bay Residents Association

Your local board: Waitemata

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

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

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

see attachment for more info

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Presentation by FBRA to Auckland City Council on NPS-UD 6 May 2019.

1. Freemans Bay Residents Association

- Founded in 2013
- Trevor Lund and David Alison are elected representatives. Charles Levin is a member.
- Current membership of 260 people.

2. Overview

- The whole of the non THAB portions of Freemans Bay should be retained as an historic heritage precinct of high overall integrity. The non THAB part of Freemans Bay in its current form is crucial to Auckland's history and sense of place.
- Given the distance from main Auckland City Centre attractions and accessibility/topography the non THAB area of Freemans Bay is not within a walking catchment of the City Centre Edge
- Infrastructure constraints and steep contour make the non THAB area unsuitable for re development

3. Background - Freemans Bay 2022

- An historic heritage urban precinct within a very tightly defined geographic area
- Existing THAB zone (see attached map - approximately 40% of Freemans Bay) largely flat to sloping contour with significant existing social housing
- Non THAB area moderate to steep contour with small sections/historic heritage housing from a variety of eras and limited infrastructure

4. Freemans Bay Historic Heritage

- Freemans Bay is one of the earliest European settled areas in Auckland
- The non THAB areas are comprised mainly of historic heritage housing with a mix of different eras from 1850 to 1930 and status from grand villas dotted throughout Freemans Bay to rows of worker's cottages in Ireland and Renall Streets
- This heritage housing includes properties of historical significance even if not of high special character, with some destined for rezoning under the current proposals (see examples listed below).
- Many properties although not of high special character still contribute to the precinct's historic heritage. The rezoning of these properties will adversely affect the high character properties and the historic heritage of the area as a whole. For example the rezoning of one side of Ireland street will unavoidably affect the integrity of the other (non re zoned) side of Ireland Street. Insufficient consideration appears to have been given to the importance of the streetscape.
- The non THAB area as a whole (including its infrastructure such as streets, parks and non residential building) retains integrity as a historic heritage precinct and is crucial in its current form to Auckland's history and sense of place

5. Freemans Bay Individual Special Character Assessments/Thresholds

- Individual assessments in some cases appear to have been unduly harsh, with seemingly minor blemishes counting against properties. Architectural perfection and street visibility seem to have been given undue weight. Examples include the properties of historical significance listed below.
- The Freemans Bay North SCA has reached a 67 % threshold rather than a 75 % threshold. Judgement should still be applied as to whether or not overall an area is of high quality special character.

6. Freemans Bay Walking Catchment

- The THAB areas of Freemans Bay are within a walking catchment of the City Centre Edge due to proximity and topography
- The non THAB areas are not proximate to the main attractions (offices, waterfront, entertainment) in the Auckland Centre. In this case it would be more appropriate to set the walking catchment at the standard 800m rather than 1.2 km. To do otherwise is to artificially extend an already extended area (ie the City Centre Edge)
- Existing walkers from the non THAB area tend to be recreational rather than walkers travelling to the City centre. Most residents travel to the City centre from the non THAB area by public or private transport.
- The topography in the non THAB areas of Freemans Bay is relatively inaccessible and off-putting to pedestrians. Intensifying these areas will result in additional vehicle movements rather than an increase in walking.

7. Freemans Bay Infrastructure/Soil stability

- Much of the non THAB areas of Freemans Bay have limited infrastructure including sewage/stormwater and streets and are not suitable for redevelopment.
- The non THAB areas of Freemans Bay are moderate to steep slope with potential soil stability issues.

Examples of Freemans Bay Properties of Historical Significance due for Redevelopment Zoning due to Lack of High Special Character

40 Wood Street - Built in 1880, the home of the painter Charles Blomfield
 50 Wood Street - Double bay villa, the home of the architect John Currie, designs include the Birdcage Tavern and Grey Lynn Fire station
 2 Elizabeth Street - Built around 1860, the home of Michael Wood, who oversaw the original subdivision of Freemans Bay
 72 Franklin Road - Built around 1860

7210

Address

Search the map...

Info
Legend
Results

Title

Auckland Unitary Plan Operative in part planning maps (15 November 2016)

Description

Once you have confirmed the notations that apply to a site or location you can then identify which corresponding sections of the Auckland Unitary Plan Operative in part text will apply.

Tagging of maps

All overlays, zones, Auckland-wide controls, precincts, and designations shown on the planning maps are tagged to identify whether they are regional coastal plan, regional plan or district plan provisions or any combination of these. Provisions that are only district plan provisions are not tagged. The district plan tag is only used where provisions include a combination of district plan, regional plan or regional coastal plan provisions.

The following abbreviations have been used for tagging:

[rcp] – regional coastal plan

[rp] – regional plan

[dp] – district plan

[i] – information e.g. roads

Application of provisions to the Hauraki Gulf Islands (Auckland Council District Plan – Hauraki Gulf Island Section)

The Regional Policy Statement, regional coastal plan and regional plan provisions of the Auckland Unitary Plan Operative in part apply to all of

Auckland Council

Help

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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: Zhen Zheng

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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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? Other

Tell us why

If exceptions in these areas severely restrict the development of cities, do we still need exceptions?

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

Tell us why

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

Tell us why

Exceptions should be included unless these business districts/areas are truly distinctive, both economically and culturally beneficial.

Infrastructure constraints

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

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

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

Tell us why

Unless it can reduce living cost, otherwise not supportive.

Other qualifying matters

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

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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

Tell us why

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Tell us why

not sure it will benefit citizens or developers (housing)

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

Tell us why

not sure it will benefit citizens or developers (housing)

Qualifying matters

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

Tell us why

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

Tell us why

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

Tell us why

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

Tell us why

Other qualifying matters

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Name: Aiqing Huang

Name of organisation/business:

Your local board: Waitematā

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

1.2km walking distance sounds reasonable.

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

Tell us why

Reasonable.

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

Tell us why

Reasonable.

Intensification around town and local centres

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

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

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

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

Tell us why

Reasonable.

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

Reasonable.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Features should be preserved.

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

Tell us why

Features of the city should be preserved.

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

Tell us why

Sounds reasonable.

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

Reasonable.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Important privacy information

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

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Your details

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

Name: Jiefang Zhou

Name of organisation/business: Yuede mana Ltd

Your local board: Waitemata

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

1.2km seems reasonable.

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

Tell us why

Seems reasonable.

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

Tell us why

Seems reasonable.

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

Seems reasonable.

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

Tell us why

Seems reasonable.

Qualifying matters

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

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

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

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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

Seems reasonable.

Infrastructure constraints

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

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

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

Tell us why

Seems reasonable.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
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- Auckland War Memorial Museum Viewshaft

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- Character buildings in City Centre zone and Queen Street Valley Precinct
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10. Do you have feedback on any other qualifying matters? (please be clear which proposal you are talking about)

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Your details

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

Name: Qiang Xie

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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We are proposing:

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

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

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

Tell us why

Should be based on people's condition, should make the walk easier for everyone.

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

Tell us why

Should make people feel the convenience.

- 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

Should be based on geographic location.

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

Around 400m is easy for management, and it saves the occupancy of land uses.

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

Tell us why

200m is not suitable for THAB.

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

Easier for management.

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

Tell us why

it's the future trend.

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

Tell us why

it suits the trend of modern development.

Infrastructure constraints

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

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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? Do not support

Tell us why

should not be included as qualifying matter, it's crucial to have adequate infrastructure.

Other qualifying matters

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

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

Character buildings in City Centre zone and Queen Street Valley Precinct needs to be preserved but also properly renovated to meet the sense of changing time.

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Name: Jiping Qiu

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

Should preserve the character buildings.

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

Tell us why

There should be more business SCA.

Infrastructure constraints

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

Tell us why

Infrastructure has to be enhanced/strengthened.

Other qualifying matters

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

Agree with all the above.

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Name: Jiuhua Guo

Name of organisation/business:

Your local board: Waitematā

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

Suitable planning.

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

Tell us why

Suitable planning.

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

Tell us why

Good planning.

Intensification around town and local centres

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

Tell us why

Seems good planning.

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

Tell us why

Seems good planning.

Qualifying matters

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

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

Tell us why

Reasonable planning.

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

Good, it's user-friendly

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

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- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

No

Important privacy information

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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: Philip Combs

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

These areas could change character with higher density development.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I think it important to preserve the building heritage of the city and maintain its architectural interest through time. A city needs a variety of spaces not just one type of building everywhere. It also needs to be walkable. Heritage areas generally have an advantage in this respect.

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

Tell us why

The area I live in i.e. Newmarket /Grafton is under investigation. For me the important thing is to identify empty spaces in terms of land area and cubic volume. This is where large areas of parking are attached to buildings e.g. the old Liggins Institute and the Liberal Catholic Church at the Park Ave / Carlton Gore Rd intersection. These spaces could take 4-6 storey apartment buildings that add interest to the area.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

This could be used as an excuse for under developing an area instead of fixing the infrastructure problem.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

The proposal to limit building to 2 storeys in special character areas will not always work well. For me apartment complexes work best where there are good street frontages and that is why I think it most important to identify the large empty spaces in the city - usually carparks and multiple driveways - and decide on their potential for development. I believe these can sit alongside heritage housing if thoughtfully done. I don't think developing a lot of sections with 3 townhouses and a driveway is going to create an attractive city even if it does increase the density. I think empty space needs to be filled before demolishing is allowed to take place.

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From: Catherine Stormont
Sent: Monday, 2 May 2022 1:11 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Noel Reardon
Subject: Feedback to NPS

For your consideration, please find enclosed my feedback to the proposed Auckland Council preliminary Unitary plan as part of implementing the new NPS-UD and MDRS.
I have discussed my proposal with three available neighbours those being at number 7 , 6 and an owner of number 10 Garfield Street Parnell and they are in agreement with me.

Kind regards
Catherine Stormont



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26-04-22

HAVE YOUR SAY – AUCKLAND COUNCIL**HIGH DENSITY HOUSING RULES – PROPOSED UNITARY PLAN**

In response to Auckland Council's preliminary response for NPS-UD and MDRS.

I am the owner of 9 Garfield Street Parnell and I have a vested interest in this property. My concerns relate to the preliminary zoning of 1, 3, 7, 9, 11 and 13 Garfield Street Parnell. See image below.

Preliminary response for NPS-UD and MDRS

Images of the Properties below;



These houses are in the area defined by the NPS-UD. Auckland Council has deemed these properties have “Qualifying Matters” that exclude them from development as per the NPS-UD and MDRS requirements. The only “Qualifying Matter” appears to be the “Special Character” Overlay. These houses are also zoned Single House Zone by default.

Auckland Council states that:

"The changes set out in the NPS-UD and the MDRS are not optional. By law, we must change the Auckland Unitary Plan (our planning rulebook) to put these new rules in place."

"The government allows for some exemptions, called 'qualifying matters' to reduce its mandated building heights. But we can't use these without providing strong evidence to prove why further housing density should be limited, and this needs to be justified against the government's clear requirements to allow more housing density," says John Duguid.

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

The issue is, I dispute that this Special Character Overlay should ever have been applied to these properties at all as they do not meet the criteria of Special Character. On that basis the Character overlay should be removed. It would be nice if they had character but they don't. No1 Garfield, I believe, is the not the original build.

On 10-03-22 I wrote to Council asking as to why a Character Overlay was placed over my property *appendix 1*.

I had a well-researched response from the Heritage Manager on 05-04-22 *appendix 2*.

The bottom line is no supporting documentation can be found to justify the Character Overlay applied to Garfield Street Parnell. I am opposed to the Preliminary Plan for the properties as noted on the basis that Council has, without substantiating documentation, incorrectly applied a Character overlay over these properties in the Unitary Plan and is perpetuating this inaccuracy into the Proposed Plan 2022.

I have enclosed images of the properties concerned for ease of reference. *Appendix 3*. I have read the criteria around what might constitute "character", and without copying and pasting Council documentation, these properties clearly do not meet that criteria in any way or form. And as stated I have not been able to obtain any information from council as to why they are deemed "character".

Further to this "Special Character Residential Isthmus B Parnell" does not identify any special character in Garfield Street although Garfield Street is on this map. *Appendix 4*

An extract from a Herald article stating the process relating to special character areas in relation to the NPS-UD and MDRS requirements;

"Under the law and separate government plans to allow for apartments of at least six storeys close to big town centres and along transport corridors, the council has discretion to consider "qualifying matters" for exemption, such as heritage and where there is a risk of natural hazards.

The council survey in the special character areas (SCA) has assessed whether each property has high, medium or low qualities. Only high-quality houses will retain special character status. Medium and low-quality houses will lose protection and be rezoned.

Each house is being tested against six criteria - scale, relationship to street, period of development, typology, architectural style, and level of physical integrity. Houses have to pass five of the six criteria to retain special character status.

Should that be the assessment criteria then none of these houses meet five of the character criteria, and in some cases some don't meet one.

Garfield Street is a relatively short street which has a mixture of zoning;

- Business – Town Centre Zone,
- Business – Mixed Use Zone (21m high),
- Residential – Terrace Housing and Apartment Building Zone – Modified (16m height)
- Residential – Single House Zone (8m height) (which have an unjustified and restrictive character overlay)

All but the Residential – Single House Zone with Character overlay allow for taller and contemporary builds. To have a pocket of six houses that lack any character and are dwarfed by the scale of future adjacent properties does not seem considered planning.

I believe these six properties (1, 3, 7, 9, 11 and 13 Garfield Street) should be rezoned Residential – Terrace Housing and Apartment Building Zone- Modified.

This would enable compliance with the Museum view shaft overlay and in keeping with the zoning which has been applied to 2, 4 and 6 Garfield Street, opposite. This would not detract from the future aesthetics / character of Garfield Street as the street is a hotch-potch of zoning particularly with the arbitrary single house / character overlay for a select few. These houses add nothing to the character of the street.

Rezoning would address the NPS-UD requirement that requires councils to enable denser housing in the walkable distances in areas around city centres and rapid transit stops.

Please note 2, 4 and 6 Garfield Street were three houses that were good examples of character but in the Unitary plan they were ironically given Terrace Housing and Apartment Building Zoning. Since then one of the properties has been replaced with a new build.

Images of Garfield Street;

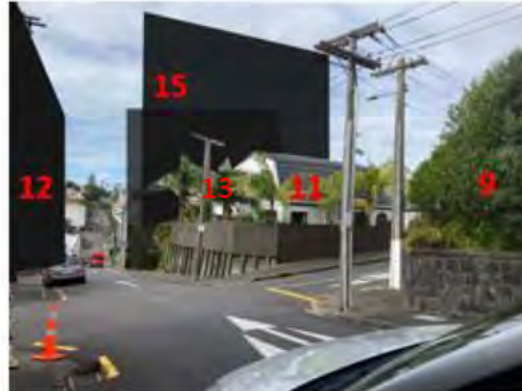
I have found an image from The Parnell Plan that misrepresents the view down Garfield Street from a perspective aspect, this perspective does not show 21m apartments that would be on the RHS of Garfield Street from no 15 down, and therefore does not reflect the reality of future development under current planning.



Graphic impression of potential future Garfield Street looking east (indicative only, source: Jasmx).



The reality is more like this;



Existing

Future development under current Unitary Plan
Artist's impression...

Accepting that this how the current Unitary plan proposes development in Garfield Street it makes sense that 1, 3, 5, 7, 9, 11 and 13 Garfield Street Parnell are zoned Residential – Terrace Housing and Apartment Building Zone- Modified, considering their lack of character value.

NZ Govt - National Policy Statement on Urban Development 2020 describes in section 3.33 (3) page 27 the requirements to justify a qualifying matter, a site specific analysis is required. *Appendix 5*

Auckland Council has an opportunity to review the zoning and I believe this anomaly needs to be addressed. There is no justifiable reason to exclude these properties from future development under NPS-UD and MDRS legislation on the pretence of a Qualifying Matter – that being Character.

Enc.
Appendix 1, 2, 3, 4 and 5

Appendices 1 - 5

Catherine Stormont

From: Catherine Stormont
Sent: Thursday, 10 March 2022 2:57 p.m.
To: 'unitaryplan@aucklandcouncil.govt.nz'
Subject: 9 Garfield Street Parnell

Hi

I have been given this email address from Joy Bradfield on the Planning Help Desk as the best department to talk to. I am the owner and resident of 9 Garfield Street Parnell.

I am concerned with the heritage overlay over my property in light of the MDRS and NPS-UD Government initiated planning changes.

The reason I am concerned is that my house has no heritage / character redeeming features and I cannot understand why the overlay has been applied to my property. And I would go so far as to say neither have the other houses in Garfield Street that have the heritage overlay have any character value.

Opposite me no 2, 4 and 6 have no heritage/ character overlay but they were the three houses in the street that exuded what I believe was the Parnell character (I have been her 20 years and seen the original 3 houses) . No 4 has removed the cottage and a rather imposing metallic structure is been built. At 25 Garfield Street there is a contemporary 21 m high apartment block to be built and further up Garfield from that there will be another couple of 21 m apartment blocks .

I find it incongruous that pretty much five ugly properties in Garfield Street have the heritage overlay and others with more redeeming features don't. There appears to be a lack of consistency in the street or thought relating to the context of the heritage / character intent.

For that reason I feel that my property with the heritage/ character overlay is being unfairly treated and constrained for future development. Especially when it meets the walking distance pertaining to the NPS-UD policy and would easily suit the MDRS.

Currently if one was to try and develop under the MDRS a resource application would have to be made with a planner to show how any development would maintain character, well any new development is not going to be pseudo colonial as that would be the epitome of bad taste. Besides when modern contemporary apartments are going in down the road and across the street why should my property have those constraints?

Yes I could apply for a plan change at great cost but my suggestion is;
 That I meet someone on site from Council that can take a look at this street and have the Council come to the realisation that the heritage / character overlay particularly over my property is nonsensical and Council do a Council initiated plan change.

It is my belief that the rock wall around my property with planting at the edge would provide the same pedestrian view as one walks the street regardless of the height of a new build on the site. I believe the aesthetic of the rock wall is the only redeeming feature of this site. But that is not enough to paste a heritage / character overlay over the whole property and restrict it to a single dwelling.

Could you please confirm to me what it is about my property that warrants this overlay?

I would very much appreciate discussing this further, and look forward to your response.

Auckland Council **GEOMAPS** Address 9 GARFIELD STREET PARNELL AUCKLAND 1052

Info Legend Results

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address
9 Garfield Street Parnell Auckland 1052

Legal Description
Lot 1 DP 26028

Appeals

Modification

Zone
Residential - Single House Zone

Precinct

Overlays
Historic Heritage and Special Character - Special Character Areas Overlay Residential and Business - Residential Isthmus A
Historic Heritage and Special Character - Auckland War Memorial Museum Viewshaft Overlay

Controls
Controls Macroinvertebrate Community Index - Urban

Designations

For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#)

[View full Unitary Plan tool](#)



Kind regards
Catherine Stormont

Catherine Stormont

From: Noel Reardon
Sent: Tuesday, 5 April 2022 10:09 a.m.
To: Catherine Stormont
Subject: RE: 9 Garfield Street Parnell
Attachments: IMG_6830.JPG; IMG_6831.JPG; IMG_6832.JPG; IMG_6849.JPG

Catherine further to you request one of the Heritage Unit staff spent the afternoon at council's Archives going through a number of boxes that we ordered through Archives online system in order to assist you in your query.

While the searches didn't locate anything that specifically referred to the methodology or data behind the zoning of 9 Garfield Street to special character, we did find out some interested facts about the work that was undertaken by council in the early 1990's (after the 1989 amalgamation):

- Prior to the notification of the proposed 1993 district plan, ACC was required to reconcile a number of different zoning approaches due to the amalgamating councils having had different approaches to the protection of special residential character. Note that there were 12 district plan / schemes at the time. The new zoning was a fresh look at the whole of the Isthmus with the aim of applying a consistent approach to all areas of comparable character.
- The zoning of 9 Garfield Street, Parnell to the Residential 2 zone appears in the 1999 district plan, operative in part.
- In 1991 – 1992, field survey work was undertaken by a mixture of council staff and consultants (i.e. Michael Jones (landscape Architect / Planner) and the Isthmus was broken down into areas / streets. The work went through a peer review by Jeremy Salmon from Salmon Reed.
- From what we have read, council did do a street by street assessment in 1991 - 1992 and I have attached examples of notes and maps from the Parnell area (reference # 6830; 6831; 6832; and 6849 – map showing Garfield St highlighted). However, we couldn't specifically find written notes about Garfield Street. Please note that the field work was not so much a systematic survey of each site but an overriding impression of each street based on the a number of features that contributed to Residential 2. The features were:
 - Landform
 - Aspect – climate / views
 - Age, style and condition of housing
 - Lot size / width
 - Set-back & density of housing
 - Character of front yard
 - Character of street – width, berms, etc
 - Presence of trees and shrubs, on/off street
 - Property boundary definition – hedges, fences, walls
 - Quietness / seclusion
 - Historical ambience
- At the time, the surveyed streets were photographed however we couldn't find any images in the files requested for Garfield. In fact, a large number of image are missing or misplaced and we can only assume that it's due to staff / files being relocated between floors / buildings since the 1990's.
- Salmond Reed peer reviewed the Conservation Areas -
- The Community Boards submitted comments on the draft district plan (prior to notification), requesting council staff to investigate adding or enlarging particular areas of special character zoning. Council staff undertook further evaluations. It could be that Garfield formed part of this work as it doesn't appear in the original list of streets for Parnell.

This Council's survey has followed a similar approach – it is area focussed. These results will be released after the 19th April and the public will be able to comment. Once these comments have been considered then Council will notify a statutory plan change process in August this year.

Cheers
Noel

Noel Reardon | Heritage Manager
Heritage Unit
Plans and Places Department
Chief Planning Office

From: Catherine Stormont
Sent: Wednesday, 16 March 2022 2:22 PM
To: Noel Reardon
Subject: Re: 9 Garfield Street Parnell

Hi Noel
Thankyou for your response, much appreciated.

I am however curious as to why my property is currently zoned Special Character and what criteria it met to have that overlay. Are you able to provide me with those details?

Of course that might be what you are currently reviewing.

I understand you will be busy at the moment but if you could let me know it would be very much appreciated. Otherwise I will await the Councils proposals in April.

Kind regards
Catherine Stormont

Sent from my iPhone

On 16/03/2022, at 1:56 PM, Noel Reardon ·

wrote:

Kia ora Catherine,

Thank you for your email and interest in the National Policy Statement on Urban Development (NPS UD), the MDRS and the special character provisions of the Auckland Unitary Plan.

I can confirm your property is within the Special Character Area Overlay: Residential Isthmus A.

You may be aware, that the council is in the early stage of developing its response to the NPS UD/MDRS. This work includes the survey of properties within the Special Character Areas Overlay, both Residential and Business, including your property.

Public engagement on this work, both the survey results and the council's response to the survey results, is planned to begin next month, being April 2022. You will have the opportunity to provide feedback at this stage.

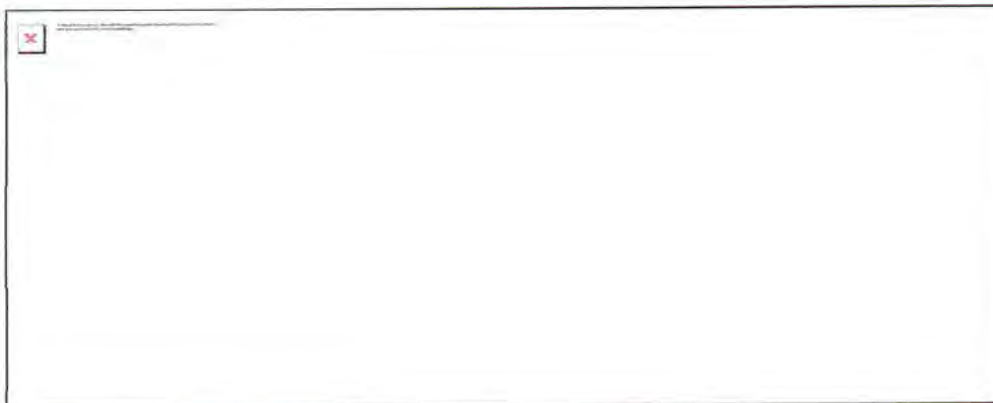
After Council considers any feedback received, then the Council will publicly notify a proposed plan change to the Auckland Unitary Plan. This will be the Councils response to both the NPS and MDRS. This will be a formal / statutory process commencing in August 2022.

This process enables the public to engage in a statutory process through public submissions.

At this stage no decisions have yet been made regarding your property, including what future zoning or overlay it will be subject to.

Ngā mihi,
Noel

Noel Reardon | Heritage Manager
Heritage Unit
Plans and Places Department
Chief Planning Office



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17 PARNELL:

DILWORTH TCE

Definitely protect. Eight Victorian terrace houses built in 1898. Registered by NZHPT. Unified design, strong image & identity. Exhibits dramatic "built/landform" character (sitting as it does on the old cliff line) when viewed by motorists proceeding south on the Strand road/rail overbridge. Undergoing major restoration.

COWIE ST

Exclude. Street as whole is not of special character but several Victorian homes at S end are outstanding (Nos 3, 5, 6).

LAURIE AVE

Protect whole. Bottom half- delightful English Cottage / Arts & Crafts homes. Top part- mixed but includes early 1920s vernacular. Lovely 2-storey English Cottage at No 4. A 1970s 2-storey block of flats at No 2 is out of character but is OK- can't be helped.

AYR ST (NORTHERN PORTION)

Protect to line marked on map. Vintage, plus one excellent recent infill. Includes listed buildings. Very busy traffic street.

AYR ST (SOUTHERN PORTION)

Exclude. Complete character change. Post-WW2.

BRIGHTON RD (WEST SIDE)

General observation: Very busy, broad, street.

Protect this side- Great vintage throughout. Lots seem quite a good size. OK to lift density, as parking is generally easily provided. Includes mock-Tudor apartments- OK.

BRIGHTON RD (EAST SIDE)

Exclude top two-thirds of this side- very uneven character in age, style & accommodation type. Does not read at all coherently (ie. no "street" character), but provides great views to Rangitoto (lots fall sharply away at rear)- so high density is understandable.

At the very top, outstanding neo-classical 3-storey apartments (ca 1920s) deserve consideration for heritage listing.

Below come art deco apartments, marred only by corrugated iron roller doors; then come 1970s Lockwood apartments, ie. very mixed styles.

Further down is an Arts & Crafts home of rare quality- with art deco glass in all windows on two floors. Could it be a candidate for heritage listing?

Then comes huge 2-storey English Cottage, then lots of humble Edwardian/Transitional bungalows. One or two have recently come down to make room for contemporary architects' houses (one Italianate, one post-modern).

Protect this side downwards from two houses above Lee St. Vintage Victorian/Early Edwardian.

LEE ST

Protect. Narrow street. Real vintage. Square single-storey Victorian cottages- four in a row.

FREEMONT ST

Protect except at N end where flats and garages marr. Narrow street, with real vintage character at crossing with Lee St.

TOHUNGA CRES SOUTH (LEE TO ELAM)

Protect. Narrow & old! Three identical Victorian cottages in a row.

TOHUNGA CRES NORTH (BALANCE)

Exclude? Nice but of a different character- mixed Transitional bungalow/Californian bungalow/Contemporary.

ELAM ST

Protect. Gorgeous vintage Victorian. Little off-street parking but good street width. Hasn't the intimacy of Lee St.

CORUNNA AVE

Protect as Built/Flora. Excellent late Victorian/Edwardian through to English Cottage. Very classy, large properties, houses and gardens.

BURROWS AVE

Exclude. Lots of flats and townhouses, and a few residual elegant homes.

ST STEPHEN'S AVE (BRIGHTON TO TAKUTAI- SOUTH SIDE)

Exclude. Too mixed to classify as of special character. Certainly there is much vintage, including 2-storey brick home with "Elizabethan" tower. There are two Moderne homes, one especially good. One large empty site is vulnerable. 4-storey 1970s block of flats is out of character- the modern movement has a lot to answer for.

ST STEPHEN'S AVE (NORTH OF TAKUTAI)

Definitely protect as Built/Flora, except E side N of Crescent Rd (Highpoint flats). Pure "Garden Suburb". Candidate for elite class. Large elegant homes of the 1920s in huge grounds. Much English Cottage & Neo-Georgian, plus occasional Victorian. Occasional discreet town houses. Magnificent street trees- puriris and planes on W side and pohutukawas on E side.

CANTERBURY PLACE

Definitely protect as Built/Flora. Copy-book English Cottage / 1920s affluence. Not a whiff of flats! A terrace landform facing N and the Gulf.

GLADSTONE ROAD:

"Shangrila" at No 40 deserves consideration for heritage listing. This immaculate 2-storey apartment block must be one of the best examples of Moderne architecture in Auckland.

STRATFORD ST / STAFFA ST

Definitely protect. A gem- a rare slice of Victorian Auckland.

ST GEORGES BAY RD

Exclude. Just too modified to qualify as SC area, but two houses deserve listing- No 42 (2-storey Victorian Gothic with upstairs verandah) & No 64 (stand-alone Victorian cottage in Scarborough Res.).

TAKUTAI ST

Protect to just below Litchfield (see line on map). Quite a few good English Cottage homes. Rest of street is all post-WW2 and contemporary.

LOGAN TCE

Protect. Edwardian/Victorian.

WAITOA ST/PAPAHIA ST/AWATEA RD

Protect as Built/Flora. Concentrated English Cottage, pure class, especially Awatea Rd.

JUDGE ST

Definitely protect. English Cottage & 1930s similar. Some Neo-Georgian; one 1950s.

18 REMUERA WEST:

BASSETT RD (SHORE RD TO GLEN)

Exclude. Rather mixed. A few Victorian cottages. Lots of Transitional bungalows. 60s/70s brick apartment block at N end. Townhouses on rear lots in the gully,

THE GLEN

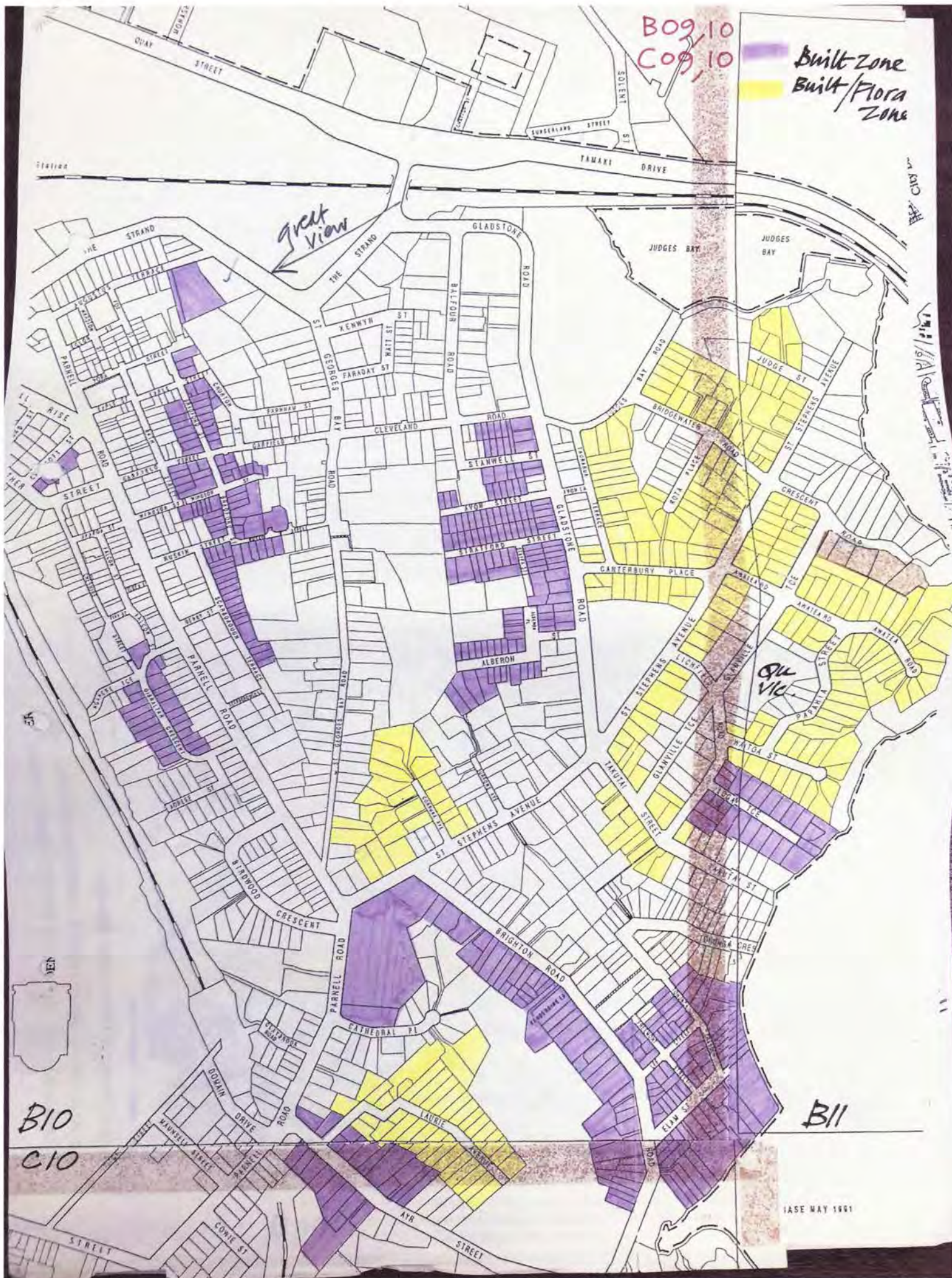
Exclude. Not of the special character found to the E. Post-WW2, very classy. Typical R5 country- generally single-family plus one or two 2-unit townhouses.

BASSETT RD (GLEN TO MIDDLETON)

Protect. Vintage. Gorgeous row of consistent Edwardian cottages on E side, one being beautifully restored with all cut work. On W side there are some modified roof forms/spaces which it could be argued detract from integrity of the style.

BASSETT RD (MIDDLETON TO SEAVIEW)

Hard to classify- maybe protect E side? Certainly should protect E side N end. to include 3 Victorian/Edwardian.



Images of properties referred to;



1 Garfield Street



3 Garfield Street



7 Garfield Street



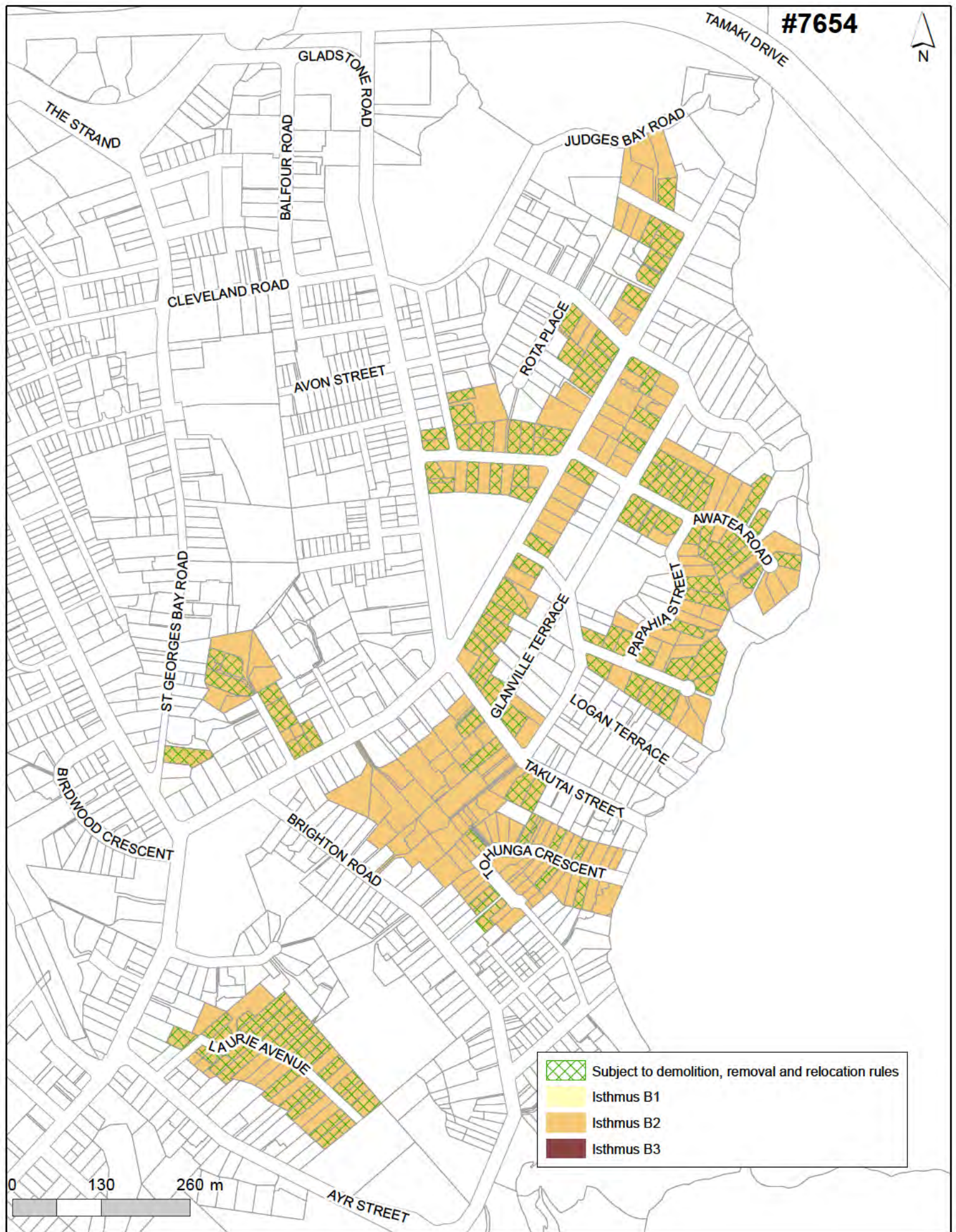
9 Garfield Street



11 Garfield Street



13 Garfield Street



3.33 Requirements if qualifying matter applies

- (1) This clause applies if a territorial authority is amending its district plan and intends to rely on Policy 4 to justify a modification to the direction in Policy 3 in relation to a specific area.
- (2) The evaluation report prepared under section 32 of the Act in relation to the proposed amendment must
 - (a) demonstrate why the territorial authority considers that:
 - (i) the area is subject to a qualifying matter; and
 - (ii) the qualifying matter is incompatible with the level of development directed by Policy 3 for that area; and
 - (b) assess the impact that limiting development capacity, building height or density (as relevant) will have on the provision of development capacity; and
 - (c) assess the costs and broader impacts of imposing those limits.
- (3) A matter is not a qualifying matter under clause 3.32(1)(h) in relation to an area unless the evaluation report also:
 - (a) identifies the specific characteristic that makes the level of development directed by Policy 3 inappropriate in the area, and justifies why that is inappropriate in light of the national significance of urban development and the objectives of this National Policy Statement; and
 - (b) includes a site-specific analysis that:
 - (i) identifies the site to which the matter relates; and
 - (ii) evaluates the specific characteristics on a site-specific basis to determine the spatial extent where intensification needs to be compatible with the specific matter; and
 - (iii) evaluates an appropriate range of options to achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics.

3.34 Effects on consideration of resource consents

- (1) Nothing in Policies 3 or 4 or this subpart precludes the consideration (under section 104 of the Act) of any actual or potential effects on the environment associated with building heights.

Subpart 7 – Development outcomes for zones

3.35 Development outcomes for zones

- (1) Every tier 1, 2 or 3 territorial authority must ensure that:
 - (a) the objectives for every zone in an urban environment in its district describe the development outcomes intended for the zone over the life of the plan and beyond; and

From: Michael Campbell

Sent: Tuesday, 3 May 2022 12:34 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

Good afternoon

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Kind regards | Ngā mihi nui

Michael Campbell | [Director](#) | [BREP \(Hons\)](#) | [MNZPI](#)

Campbell Brown Planning Limited

Level 1, 56 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

Cell 021 278 9018 | DDI - Ph 09 394 1696 | Ph 09 378 4936 | michael@campbellbrown.co.nz |

www.campbellbrown.co.nz



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FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON PROPOSED CHANGES TO UNITARY PLAN TO ADDRESS THE NATIONAL POLICY STATEMENT: URBAN DEVELOPMENT AND THE HOUSING ENABLING ACT 2021

To: Auckland Council

Name of submitter: Triumph Capital

This submission provides feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021. In particular, this feedback relates to land located in Parnell. This property falls within the Waitematā Local Board.

The submission is concerned with the land that is located along the Strand in Parnell.

The specific provisions addressed by this feedback are as follows:

- a) Proposed Heights - The proposed zoning for the above area of Parnell has been retained as Business – Mixed Use zone as indicated in **Figure 1**. The submitter supports this zoning.



Figure 1 – Proposed Zoning

The submitter has the following feedback in relation to the proposed heights:

- a) In accordance with Policy 3(c) of the NPS UD, the site should be provided within a least 6 Storeys. However, given the scale of development in this area, it is considered appropriate that additional height is enabled in this particular location. It is noted that the Mixed Use zoned land fronting Stanley Street is proposed to have a height overlay of 10 storeys.
- b) The submitter notes that Policy 6(b) of the NPS:UD states that that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes “*may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by*

providing increased and varied housing densities and types and are not, of themselves, an adverse effect.”

- c) The central location of the land lends itself to policies that seek to locate the Mixed Use zones within a close walk of the City Centre and rapid and frequent services network. The land is a short walk to Parnell town centre, and located opposite land zoned ‘City Centre’. The area is accessed by rapid and frequent service networks. Parnell Train Station is located within proximity along with a wide range of bus network options. State Highway 16 offers immediate access to the local roading network.
- d) In terms of height, the double frontage nature of the subject land, which is located between The Strand and Augustus Terrace, means there is an opportunity for greater bulk without significant detriment to surrounding sites. The Strand is located at a lower level to the land behind, with the land rising up steeply. Existing development along The Strand already restricts outlook for the sites behind and the lower nature of the Strand sites means that the visual impacts of additional height can be minimised. This would be a similar outcome to the land fronting Stanley Street to the west.
- e) The Strand is likely to be attractive to both residential and business activities. Proposed storeys need to provide for ceiling heights that enable Business activities. This would typically be a ceiling to ceiling height of 3.8 metres, with ceiling heights of 4.5 metres for the ground floor. Those would typically mean a total height of 26 metres for 6 storey buildings (including two metres for roof form) and 33 metres for 8 storey buildings.



Figure 2 – Proposed Height Overlay

The submitter’s concerns would be addressed if Unitary Plan was amended in the following way:

- a) That the area of land that fronts The Strand is provided with a height overlay of up to 8 storeys as set out in **Figure 2** above.
- b) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.



Michael Campbell

Campbell Brown Planning Limited

For and on behalf of Triumph Capital as its duly authorised agent.

Date: 3 May 2022

Address for service of submitter:

Triumph Capital

C/- Campbell Brown Planning Limited

PO Box 147001

Ponsonby

AUCKLAND 1144

Attention: Michael Campbell

Telephone: (09) 378 4936

Mobile: (021) 2789018

Email: michael@campbellbrown.co.nz

From: Amelia Alden <Amelia@greenwoodroche.com>
Sent: Friday, 6 May 2022 9:14 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: 'RichardM@genus.co.nz' <RichardM@genus.co.nz>; Craig McGarr <cmcgarr@bentley.co.nz>; Francelle Lupis <Francelle@greenwoodroche.com>
Subject: Genus Living Group - Feedback on Auckland Council Preliminary Response [GREE-DMS.FID183873]

To whom it may concern

Please find **attached** Genus Living Group's feedback on Auckland Council's Preliminary Response to the National Policy Statement on Urban Development policy requirements for intensification and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Ngā mihi | Kind regards

Amelia Alden | Associate

GreenwoodRoche
PROJECT LAWYERS

DDI +64 9 302 6113 | M +64 21 1876 982 | www.greenwoodroche.com

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**FEEDBACK ON AUCKLAND COUNCIL'S PRELIMINARY RESPONSE TO THE
NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT AND RESOURCE
MANAGEMENT (ENABLING HOUSING SUPPLY AND OTHER MATTERS)
AMENDMENT ACT 2021**

To: Auckland Council (*Council*)
unitaryplan@aucklandcouncil.govt.nz

Name: Generus Living Group (*Generus*)

Introduction to Generus

- 1 Generus is a New Zealand owned and operated company engaged in the development and management of premier retirement villages in sought after retirement locations.
- 2 Generus has an interest in the Council's Preliminary Response to the National Policy Statement on Urban Development (*NPS-UD*) policy requirements for intensification and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Act*) (*Preliminary Response*) as it is working in a joint venture with Blind Low Vision NZ to develop land held by the two entities in the site bordered by Maunsell Road, Parnell Road, George Street and Titioki Street, Parnell as shown on the extract from the operative Auckland Unitary Plan (*AUP*) maps in Figure 1 below (*the site*).
- 3 Resource consent was granted for the first stages of the comprehensive retirement village development in 2019 and construction of the two multi-level buildings authorised by that consent is underway. A further stage of development in the centre of the site to provide aged hospital and memory assisted facilities is planned.



Figure 1: Auckland Unitary Plan maps extract identifying the site

- 4 The site is currently zoned Business – Mixed Use (*B-MU*), with no height variation control. That zoning therefore permits a total building height of 18m, being 16m occupiable with 2m for roof form (around four to five storeys depending on the practicalities of the floor to floor requirements for the users of the building).

Preliminary Response

- 5 The NPS-UD requires Auckland Council to amend the AUP to enable buildings of at least six storeys in height within walkable catchments¹ of metropolitan centres.² The Preliminary Response proposes to give effect to this particular requirement by re-zoning residential land within walkable catchments to Terrace Housing and Apartment Buildings Zone (*THAB*), amending the THAB Zone provisions to enable buildings of at least six storeys in height, and applying a height variation control (specifying a particular number of storeys in accordance with the language of the NPS-UD) to sites within other zones such as the B-MU Zone where required.³
- 6 Newmarket is a metropolitan centre. As shown on the extract from the Preliminary Response viewer in Figure 2 below, the site has been identified as within the walkable catchment of Newmarket. As such, in accordance with the Council's proposed approach in the Preliminary Response, a height variation control

¹ A 10-minute walk (around 800m) from the edge of a Metropolitan centre (Auckland Council Information Sheet #2: Walkable catchments).

² NPS-UD, Policy 3(c)(iii).

³ Auckland Council Information Sheet #3: Residential intensification in walkable catchments and the Terrace Housing and Apartment Buildings Zone.

enabling at least six storeys should be applied to the site in order to give effect to the NPS-UD.

- 7 As shown on Figure 2, the neighbouring B-MU zoned land, also within the walkable catchment, has been identified with a height control variation of at least eight storeys, and a large swathe of the residential land to the north-east and south-east of the site is zoned THAB, where at least six storeys will be enabled in accordance with the proposed amendments to the THAB Zone provisions.

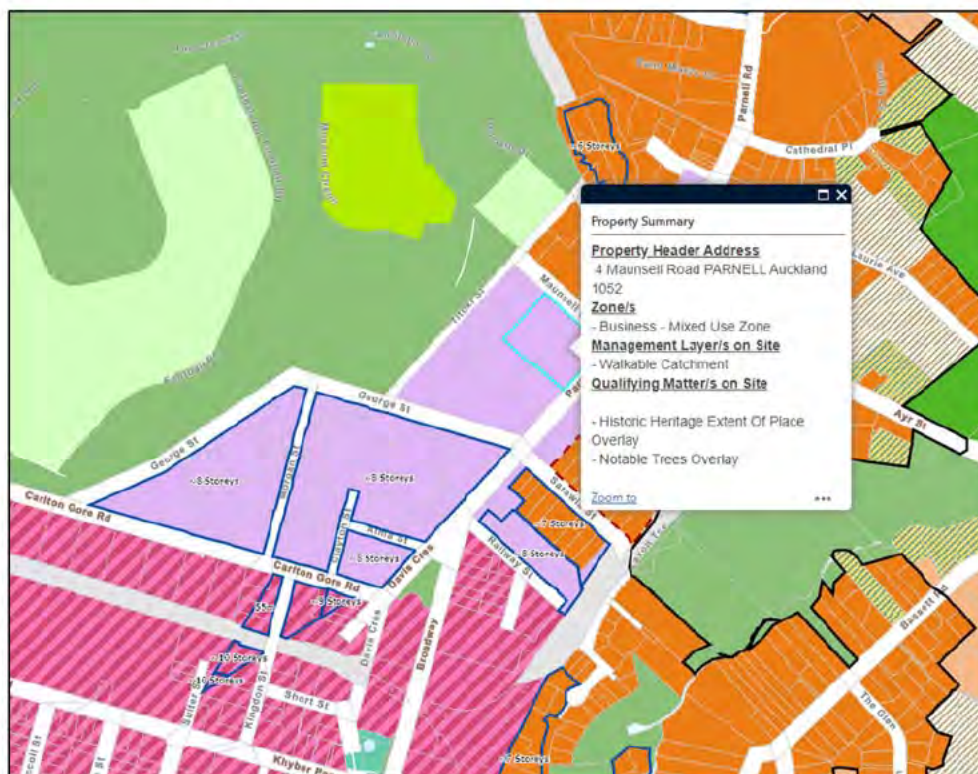


Figure 2: Area within the site shown on the Preliminary Response viewer

- 8 As shown on Figure 2, the property summary for land within the site states that the following qualifying matters apply to the site:
- (a) Historic Heritage Extent of Place Overlay.
 - (b) Notable Trees Overlay.
- 9 Clause 3.32 of the NPS-UD specifies the required qualifying matters. In its factsheet on qualifying matters, the Council has identified the existing overlays in the AUP that it considers are relevant to a required qualifying matter.⁴ The Historic Heritage Extent of Place Overlay is included in this list. The Notable Trees Overlay is not included in this list.
- 10 Genurus supports the identification of Historic Heritage broadly as a potential qualifying matter. However, when considering whether a qualifying matter applies to a specific site, the NPS-UD requires the Council to:⁵

⁴ Auckland Council Information Sheet #6: Qualifying matters (Part 1).

⁵ NPS-UD, clause 3.33(3)(b).

- (a) evaluate the specific circumstances on a site-specific basis to determine the spatial extent where intensification needs to be compatible with the specific matter; and
 - (b) evaluate an appropriate range of options to achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics.
- 11 These requirements necessitate a thorough examination of particular sites to determine whether a specific matter warrants a reduction in the otherwise mandatory heights required by the NPS-UD. The onus is therefore on a Council, through its evaluation report, to demonstrate why a particular site within a walkable catchment has not had the relevant mandatory minimum heights proposed – in contrast to previous planning processes where no such justification was required and where height variation controls were applied on an ad hoc basis, often in response to individual submissions.
- 12 Genexus submits that a height variation control of at least eight storeys should be applied to the land within those parts of the site not subject to the Historic Heritage Extent of Place Overlay to give effect to the NPS-UD and to align with the Council's Preliminary Response in the immediate vicinity of the site.
- 13 The following factors are relevant to the site-specific analysis required by Council in its evaluation report to justify the extent to which a qualifying matter should limit the mandatory height to be enabled within the site and to support the application of a height variation control enabling eight storeys:
- (a) The limited extent of the Historic Heritage Extent of Place Overlay – as can be seen on the extract from the operative AUP maps in Figure 3 below, only part of the site is subject to the Overlay.
 - (b) The significant scale of development already consented on the site.
 - (c) The height that will be enabled in the area surrounding the site (six storeys on residentially zoned land and at least eight storeys on B-MU zoned land).
 - (d) That the Notable Tree within the site can be managed under the relevant AUP provisions independent of any height standard.⁶

⁶ Information Sheet #7: Qualifying matters (Part 2) identifies the Notable Trees Overlay as being in an initial list of qualifying matters that was "approved" but that will not affect MDRS as they are "managed by rules and do not affect height and/or density". Similarly, the Notable Trees Overlay should not affect the application of a height variation control to give effect to the NPS-UD.

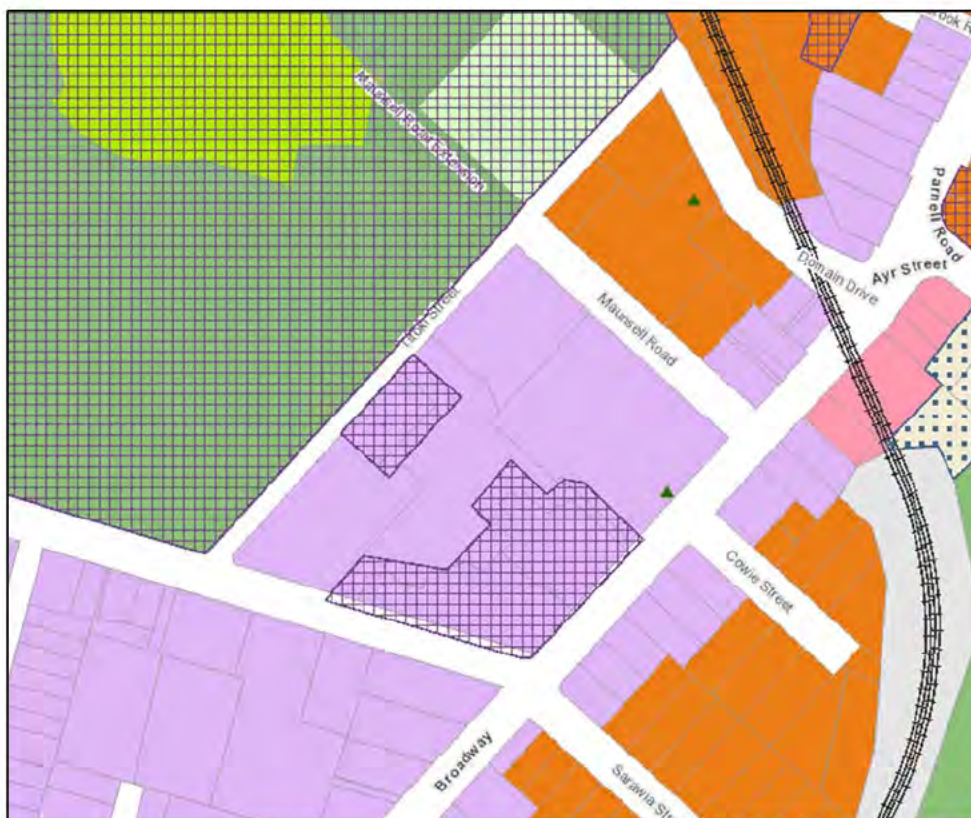


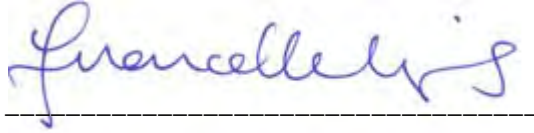
Figure 3: Extract from AUP maps showing Historic Heritage Extent of Place Overlay and location of the Notable Tree within the site

Relief sought

- 14 In response to the Preliminary Response, Generus seeks the following relief in the upcoming plan change to be notified in August 2022:
 - (a) The application of a height variation control enabling at least eight storeys to the site bordered by Maunsell Road, Parnell Road, George Street and Titiki Street, Parnell that is not subject to the Historic Heritage Extent of Place Overlay.
 - (b) Any consequential or alternative relief to give effect to the specific amendment noted above.
- 15 Generus would be pleased to meet with the Council to discuss its feedback to the Preliminary Response.

Generus Living Group

DATED this 6th day of May 2022



F M Lupis (for Generus Living Group)

Address for Service:

Francelle Lupis
Greenwood Roche
Level 12, 2 Commerce Street
Auckland 1010

Francelle@greenwoodroche.com

09 306 0495

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: Stuart Bode & Jan Hewit

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Walkable area from the CBD should not extend beyond Beaumont Street and the Drake Street and Sale Street locations.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

The housing supply facing Auckland should not mean the destruction of Auckland's identity and special character.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

There is significant pressure on infrastructure throughout Auckland and have little doubt that Freemans Bay is no exception.

Other qualifying matters

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

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Your details

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

Name: Peter Buchanan

Name of organisation/business:

Your local board: Waitematā

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?

Tell us why

Oppose additional intensification on walkable areas associated with the CBD.

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

Tell us why

Support the walkable catchment area concept. Zoning option provided by Auckland Council catchment appears restrictive as it only provides for the government minimum requirement of a 6 storey height zone.

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.

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Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

Support the retention of character residential buildings not directly interfaced with the higher permitted building heights such as the business centres and mixed use zones.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Other qualifying matters: Areas affected by potential water inundation associated with Global warming (such as the Auckland CBD) need to be de-intensified with an appropriate zoning re-classification.

Important privacy information

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

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Your details

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Name: Peter Buchanan

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Oppose additional intensification on walkable areas associated with the CBD which will be affected by water inundation associated with Global warming

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

Tell us why

Support the walkable catchment area concept. Zoning option provided by Auckland Council catchment appears restrictive as it only provides for the government minimum requirement of a 6 storey height zone.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

Support the retention of character residential buildings as which are not directly interfaced with the higher permitted building heights such as the business centres and mixed use zones.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay

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

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

Areas affected by potential water inundation associated with Global warming (such as the Auckland CBD) need to de-intensified) need to de-intensified with an appropriate zoning re-classification.

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.

From: Bruce Burton >
Sent: Sunday, 8 May 2022 2:50 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Matthew Dunning ; Alison Ellison
Subject: Feedback on Council's proposals for NPS-UD -- Dilworth Terrace Houses Parnell

Please find attached some feedback on Council's proposals for NPS-UD -- Dilworth Terrace Houses Parnell.

Yours sincerely

Bruce Burton
Dilworth Terrace Houses
Body Corp Chairperson



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Feedback on Council's proposals for NPS-UD from Dilworth Terrace, Parnell

We are the current residents of the Dilworth Terrace Houses (DTH) in Parnell. The houses are a row of heritage buildings located at the top of an escarpment above The Strand, with access from Augustus Terrace.

The foreshore of St Georges Bay used to run below the cliff the houses are built on.



The houses are significant because they are the only landmark view of a nationally and regionally unique row of 19th-century Queen Anne style terrace houses, built by the prominent architect Thomas Mahoney, for the Dilworth Trust in 1898.

DTH are Category 1 listed with Heritage New Zealand and Auckland City Heritage A, in recognition of their historical, architectural and townscape significance.

The heritage value of the houses in this day and age though is largely the view of the houses, with the entire front elevation currently visible from Tamaki Drive and The Strand rail overbridge. Moreover,

the landscape context with the original coastal landform can still be appreciated from these viewpoints. The DTH are almost the last remaining architecture feature of St George's Bay pre reclamation.

Our concern under the NPS-US is that the proposal is for the zoning for Dilworth Terrace to change from Residential to Terrace Housing and Apartment Building Zone. Of course this is irrelevant for the Dilworth Terrace houses as they are protected. What we understand though is that this may offer some relief for our neighbours and that the protection the residential status we had will have gone. Although we do note that the property directly in front maintains its existing zone and height has not been lifted, although it appears exemptions are frequently given.

So if our neighbours do respond, unlike other property owner behaviour that your upgraded zoning is trying to influence to move to higher density, we cannot respond and build a high density apartment block. Moreover, if our neighbours do go ahead and build tall apartments blocking the view of our houses from the public then the heritage value of our houses is also significantly diminished.

We understand the importance of developing higher density living but let's ensure we do so in a way that protects the heritage values of the past. We are one of the last countries grappling with this issue—let's learn from the best and not make mistakes others have that have created depressing concrete jungles devoid of history. Often it is the historic views of the city that must be protected just as much as the actual building as it is the view that provides the relevance. There is little point in restricting private property rights in favour of a higher social good (heritage) if nobody actually sees the heritage except the owners and a few neighbours!

We request that the zoning for our property should offer us some continued protection from neighbourhood development (we presume residential status would continue to provide 45 degree light plane protection), and that the views of our houses for the public also be protected for future generations.

Bruce Burton

Dilworth Terrace Body Corp Chairperson



From: Michael Campbell <michael@campbellbrown.co.nz>

Sent: Sunday, 8 May 2022 4:01 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Cc: Byron Abel

Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021 - Ayr Street, Parnell

Good afternoon,

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Kind regards | Ngā mihi nui

Michael Campbell | [Director](#) | [BREP \(Hons\)](#) | [MNZPI](#)

Campbell Brown Planning Limited

Level 1, 56 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

Cell 021 278 9018 | DDI - Ph 09 394 1696 | Ph 09 378 4936 | michael@campbellbrown.co.nz | www.campbellbrown.co.nz



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FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON PROPOSED CHANGES TO UNITARY PLAN TO ADDRESS THE NATIONAL POLICY STATEMENT: URBAN DEVELOPMENT AND THE HOUSING ENABLING ACT 2021

To: Auckland Council

Name of submitter: Byron Abel

This submission provides feedback on the proposed changes to the Auckland Unitary Plan to address the National Policy Statement: Urban development and the Housing Enabling Act 2021. In particular, this feedback relates to land located in Parnell. This property falls within the Waitematā Local Board area.

The submission is concerned with the land that is located at 14-20 Ayr Street in Parnell.

The specific provisions addressed by this feedback are as follows:

- a) Proposed Zoning - The Preliminary response for NPS-UD and MDRS indicates that this area is proposed to be zoned as Two-Storey Single Dwelling Residential Area as indicated in **Figure 1**.

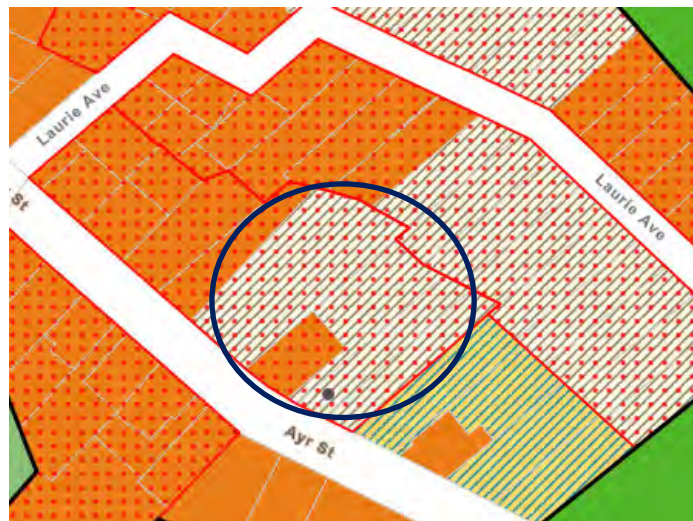


Figure 1 – Proposed Zoning Change

The submitter has the following feedback in relation to the proposed zoning:

- a) The surrounding areas are proposed to be rezoned as either Two-Storey Single Dwelling Residential, Two-Storey Medium Density Residential or Residential – Terrace Housing (THAB) and Apartment Building Zone – Modified.
- b) The sites are noted as being located within a walkable catchment. The sites have walkable access to public transport, local services, amenities and open space.
- c) The site and the wider area is noted as a Special Character Areas Overlay - **Not** a Qualifying Matter. Other sites that feature this overlay have been upzoned to THAB zone in other parts of Parnell, very near to the site.
- d) It is noted that the site is located within the Regionally Significant Volcanic Viewshaft, which is a Qualifying Matter. That viewshaft overlay provides an additional height restriction that would manage the scale of development regardless of the proposed zoning. It is noted that other THAB zones are located within the Volcanic Viewshaft, and this is not a determinant of the preferred zoning pattern.
- e) The site and the surrounds also feature a Significant Ecological Area (SEA). It is noted that the SEA overlay does not apply to the entire site or the surrounding land. It is considered that those areas that are located beyond the SEA area should be upzoned as a minimum. There is no reason to exclude part of a site for further intensification if it is able to avoid effects on the spatial extent of the particular Qualifying Matter.
- f) It is further noted that this SEA is currently located within the existing Mixed Housing Suburban Zoned land located to the south of the site as indicated in the AUP in Figure 2 below.



Figure 2 – Existing AUP Zoning with the existing SEA Overlay

- g) It is acknowledged that Ewelme Cottage and grounds is located at 14 Ayr Street Parnell, which is a Historic Heritage. The existing heritage overlay would restrict redevelopment of that site

regardless of the eventual zoning, noting that there are other examples of THAB zones with a heritage overlay (74 Gillies Avenue) .

- h) It is considered that the subject land fronting Ayr Street could be rezoned as either THAB zone or Two-Storey Medium Density Residential. This is indicated in Figure 3 below,

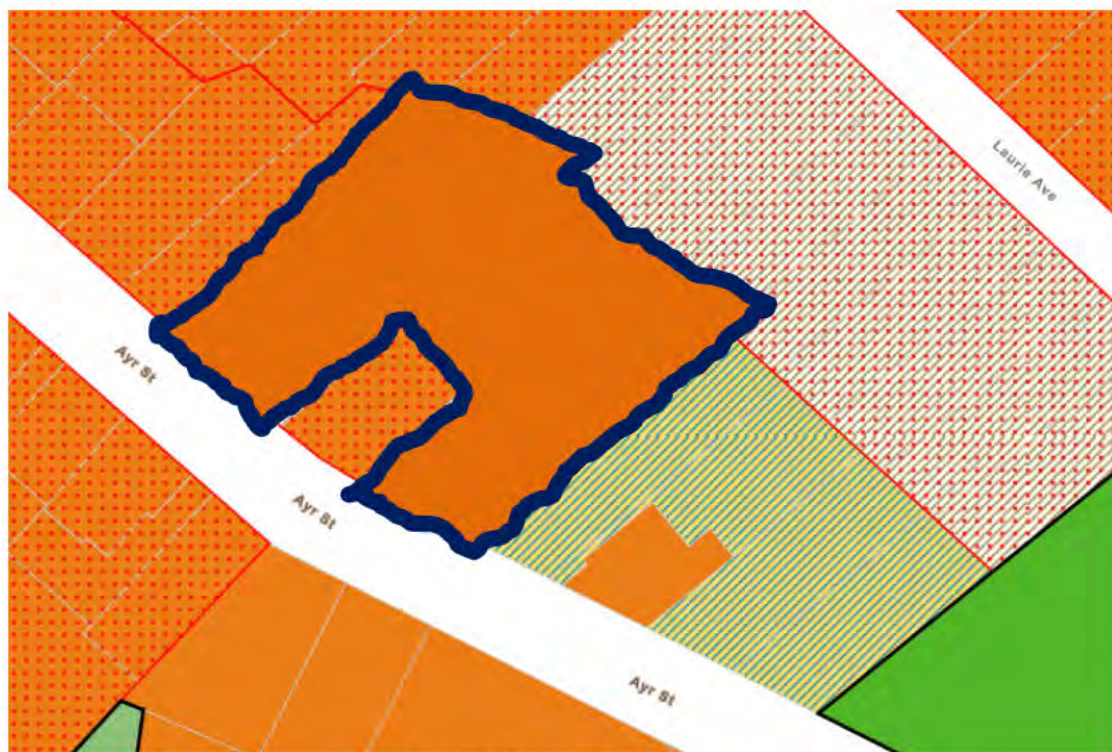


Figure 3 – Proposed Zoning Change

The submitter's concerns would be addressed if Unitary Plan was amended in the following way:

- a) That the area of land along Ayr Street in Parnell is rezoned THAB zone or, in the alternative Two-Storey Medium Density Residential as set out in Figure 3 above.
- b) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Michael Campbell

Campbell Brown Planning Limited

For and on behalf of Byron Abel as its duly authorised agent.

Date: 9 May 2022

Address for service of submitter:

Byron Abel
C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Michael Campbell

Telephone: (09) 378 4936

Mobile: (021) 2789018

Email: michael@campbellbrown.co.nz

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: Annie Couldwell

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

We need to provide more housing, preferably lower cost housing, near places of work and travel hubs. Allowing six and more storey buildings to be built up to the boundary in narrow suburbs such as in ours (Ada St, Mamie St and Belmont Rd) will destroy communities.

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

Tell us why

We need to provide more housing, preferably lower cost housing, near places of work and travel hubs. Allowing six and more storey buildings to be built up to the boundary in narrow suburbs such as in ours (Ada St, Mamie St and Belmont Rd) will destroy communities.

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

Ada Street contains the remainder of the cottages built at the beginning of the 20th century to house railway workers and their families, as in Belmont Street into which Ada Street runs.

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

Infrastructure improvements needed before intensification at sewage/wastewater pipes in Ada St/Mamie St/Middleton Road Stream Area in Remuera.

Other qualifying matters

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

Ensure that areas of ecological value in Ada Street be preserved by providing overlays, for example, SEAs, or some other protective mechanism.

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Your details

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Name: Megan Kully

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

Tell us why

These are areas most suited to intensification, particularly 5 or 6 stories. Intensification in these zones could also bring more life back into the city and make it easier for people to live near to hubs they work or commute from.

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

Tell us why

These are areas most suited to intensification, particularly 5 or 6 stories. Intensification in these zones could also bring more life back into the city and make it easier for people to live near to hubs they work or commute from.

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

Tell us why

Supportive presuming rapid transit and busway stops are located near town or metropolitan centres, which could allow for intensification in town centres further out from the city. Consideration to providing the rapid transit and busway services before greenlighting intensification (e.g. Kumeu where there has been plenty of development but crippling traffic into town and limited public transport options).

Intensification around town and local centres

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

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

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

Tell us why

The government does not explicitly require 5 or 6 stories in these areas, only that intensity be increased to match the level of commercial / community activity of the centres. Applying THAB zone to all areas in proximity may mean these surrounding areas become more dense than the centres that serve them (e.g. Neighbourhood Centre Zone max. 3 storeys, Local Centre Zone max. 4 storeys - refer Info Sheet #4).

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

Tell us why

It seems ridiculous to require the quieter surrounding areas to be upzoned to 5-6 storey THAB zone, rather than intensifying the local centre itself.

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?

Tell us why

Heritage is important but blanketing an entire area as special character seems an unfair way to give the advantage of a qualifying matter.

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

Tell us why

Special character sites should be more individualised and relevant to what is on site.

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

Tell us why

Character can be retained while increasing density. I don't think we should discount the possibility of upgrading these structures to permit more height or additional stories whilst retaining the character facades on lower levels.

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

Existing stormwater/wastewater infrastructure issues cannot be left as an afterthought.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Natural hazards should be included as qualifying matters.

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: Peter Bircham

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

Rezone the entirety of Ayr Street, Parnell in the new NPS-UD zone.

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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: Bethny Uptegrove

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

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

Tell us why

We need to provide more housing, preferably lower cost housing, near places of work and travel hubs. Allowing six and more storey buildings to be built up to the boundary in narrow suburbs such as in ours (Ada St, Mamie St and Belmont Rd) will destroy communities.

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

Tell us why

We need to provide more housing, preferably lower cost housing, near places of work and travel hubs. Allowing six and more storey buildings to be built up to the boundary in narrow suburbs such as in ours (Ada St, Mamie St and Belmont Rd) will destroy communities.

Intensification around town and local centres

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Tell us why

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

Tell us why

Qualifying matters

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?

Tell us why

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

Tell us why

Ada Street contains the remainder of the cottages built at the beginning of the 20th century to house railway workers and their families, as in Belmont Street into which Ada Street runs.

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Infrastructure improvements needed before intensification at sewage/wastewater pipes in Ada St/Mamie St/Middleton Road Stream Area in Remuera.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Ensure that areas of ecological value in Ada Street be preserved by providing overlays, for example, SEAs, or some other protective mechanism.

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From: Olivia Manning
Sent: Monday, 9 May 2022 9:42 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Sue Simons
Subject: Have your say - submission of BC436496 providing feedback on Council's preliminary response to NPS-UD and MDRS

Ata mārie,

We act for Body Corporate 326496. Please see **attached** for lodgement a submission on behalf of Body Corporate 326496 providing feedback on Auckland Council's preliminary response to the NPS-UD and MDRS.

Thank you very much,

Ngā mihi | Kind regards

Olivia Manning
Associate



Berry Simons Environmental Law
Level 1, Old South British Building, 3-13 Shortland Street, Auckland
PO Box 3144, Shortland Street, Auckland 1140
T 09 969 2300 **D** 09 869 2792 **M** 021 024 78127 **F** 09 969 2304
W berrysimons.co.nz

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9 May 2022

Unitary Plan Team
 Freepost Authority Number 190197
 Auckland Council
 Private Bag 92300, Victoria Street West
 Auckland 1142

Email: unitaryplan@aucklandcouncil.govt.nz

SUBMISSION OF BODY CORPORATE 326496 ON AUCKLAND COUNCIL'S PRELIMINARY RESPONSE TO NPS-UD AND MDRS: PROPOSED AMENDMENTS TO THE CITY CENTRE ZONE

1. INTRODUCTION

- 1.1 This submission is written in response to Auckland Council's invitation for feedback on the Council's preliminary response to the National Policy Statement on Urban Development ("NPS-UD") and the requirement to implement the Medium Density Residential Standards ("MDRS") in the Auckland Unitary Plan ("AUP").
- 1.2 This submission is narrow in scope and addresses a single proposed amendment to the City Centre Zone.
- 1.3 This submission is structured as follows:
 - (a) Body Corporate 326496 at 85-89 Halsey Street, Viaduct Harbour (Section 2);
 - (b) Council's proposed amendments to the City Centre Zone (Section 3);
 - (c) Qualifying matters (Section 4);
 - (d) Body Corporate 326496's concerns relating to ground floor leases (Section 5);
 - (e) Proposed resolution and exemption of residential ground floor leases (Section 6);
 - (f) Concluding comments (Section 7).

2. **BODY CORPORATE 326496**

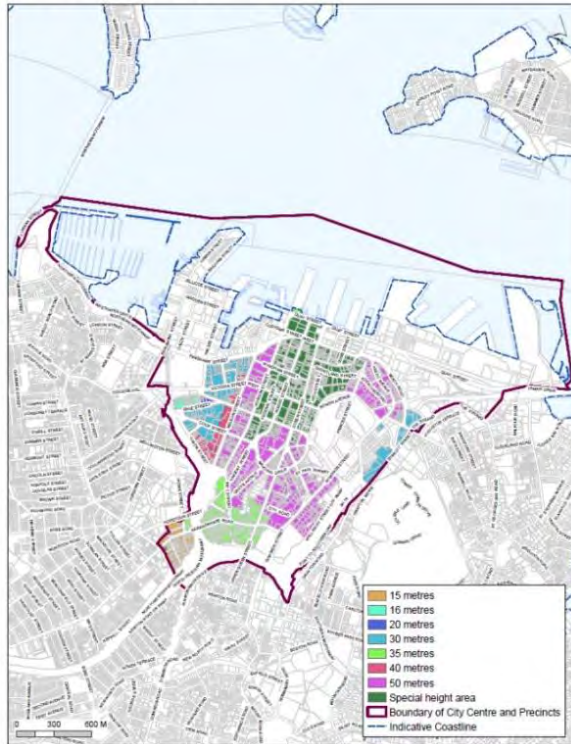
- 2.1 We are the committee for Body Corporate 326496 ("the BC") for a residential building located at 85 - 89 Halsey Street, Viaduct Harbour, called Lighter Quay North. Our building is 5 storeys, and 16 metres, tall. Our building is also subject to a Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Ares Overlay E10. Our building currently accommodates approximately 39 residential apartments. The ground lease for our building includes a clause that prevents the building from being extended either higher or wider.
- 2.2 Our building is zoned City Centre Zone under the current AUP (Chapter H8). Our building is subject to the Viaduct Harbour Precinct (I211), and specifically Sub-precinct C, known as the residential area.

The City Centre zone

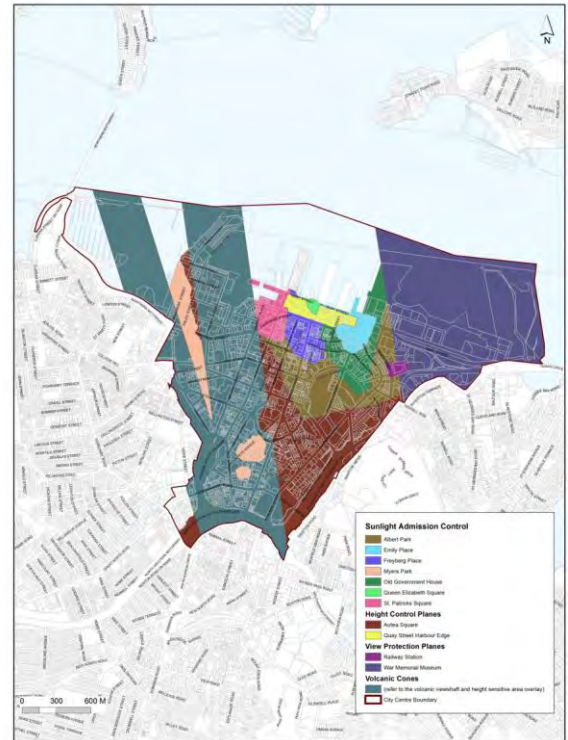
- 2.3 Chapter H8.1 of the AUP identifies that the City Centre zone enables the greatest intensity of development in terms of height and floor area to occur.
- 2.4 The City Centre is Auckland's largest centre, and contains the most accessible and desired land in Auckland, in light of its accessibility, transport connections, proximity to the Ports of Auckland and being the economic powerhouse in housing the central business district of Auckland, providing a high concentration of employment. This zone enables the greatest amount of development as a result of having the most permissive development control and enabling the tallest and highest density buildings in Auckland.
- 2.5 However, the AUP does impose height controls to manage and restrict height in certain areas of the City Centre, and to avoid adverse effects on activities in that zone. The permissibility of the zone in terms of height limit is not unlimited.
- 2.6 Chapter H8.6.2 Standards: General building height specifically seeks to ensure that height of buildings within the city centre are managed, and cross references to height limits in certain areas and zones.
- 2.7 There are two sets of height controls currently in the AUP:
- (a) **General height controls:** Map H8.11.3 depicts the general height controls, and specifies maximum height in metres in the City Centre. Standard H8.6.2 also sets out the purpose of controlling general building height, including around distribution of the tallest buildings and to avoid adverse effects.
 - (b) **Special height controls:** Map H8.11.4 depicts the special height controls, which include the following controls:
 - (i) A sunlight admission control, which are identified by reference to key geographical locations including Albert Park, and St Patrick's Square (the purpose of which is set out at H8.6.3);
 - (ii) Height Control Planes, of which there are two: Aotea Square (refer to H8.6.4) and Quay Street Harbour Edge (refer to H8.6.5 and H8.6.6);
 - (iii) View Protection Planes (the purpose of which is set out at H8.6.7); and
 - (iv) Volcanic Cones.

- 2.8 Standard H8.8.6.2(1) provides that the height of a building must not exceed the limits shown on Map H8.11.3, and that where the height limits shown on Map H8.11.3 and Map H8.11.4 overlap, then the lowest height limit applies as the first level of control. Map H8.11.3 is shown below.

Map H8.11.3 General height controls



Map H8.11.4 Special height controls



Sub-precinct C

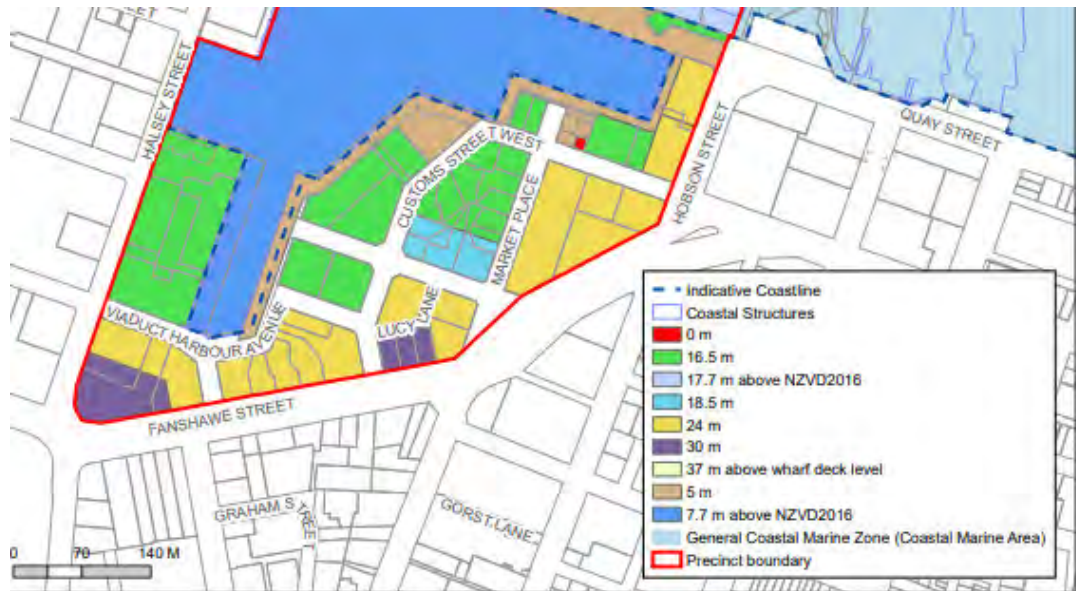
- 2.9 Building height restrictions for the Viaduct Harbour, and specifically residential sub-precinct C, are contained in Precinct plan 3. The purpose¹ of imposing building heights is to manage the height of buildings to respect the heritage values of specific identified buildings, and achieve Policy I211.3(4). This policy seeks to manage building height and bulk, to achieve appropriate scale, complement height in adjacent precincts, and to provide a transition in height. Policy I211.3(4)(b) pertinently seeks to manage height to:

"(b) complement and maintain the distinctive low-medium rise character established by development in Viaduct Harbour, including a sense of intimacy along streets and other public space frontages..."

(Emphasis added)

- 2.10 Height controls are depicted on I211.10.3 Precinct plan 3 – building height controls. The height restriction for our building is 16.5m.

¹ Auckland Unitary Plan, Chapter I211: Viaduct Harbour Precinct, at I211.6.4: Building height.



Viaduct Harbour precinct plan 3: Building Height Controls

3. **COUNCIL'S PROPOSED AMENDMENTS TO THE CITY CENTRE ZONE**

- 3.1 Auckland Council has released information sheets with preliminary high-level information on the proposed changes to the AUP to implement the NPS-UD and MDRS in Auckland.
- 3.2 The purpose of introducing the MDRS is to achieve the objectives of the NPS-UD, which includes enabling more building height and housing density to accommodate anticipated levels of growth in New Zealand's urban centres, including Auckland, being New Zealand's largest city.

City Centre Zone – removal of general height control

- 3.3 One of the changes Auckland Council proposes to implement is the removal of the general height controls in the City Centre Zone, as identified above.
- 3.4 Information Sheet 8 states that the proposed change is:²

"Removal of the general height control. This will enable unlimited building heights in the city centre except where special height controls apply. We will be looking to change our current rules or create new rules to ensure that tall buildings are of a form and scale that fits the context of our city."

- 3.5 For clarity, it is understood that this means that the general height controls imposed in Chapter H8: City Centre Zone and depicted in Map H8.11.3 of the AUP, depicted above, will be removed in their entirety, and that there will be no restriction on the height of buildings in the City Centre (unless a special height control applies).
- 3.6 Auckland Council indicates that it is proposed that special height controls are retained, on the basis that they are important for limiting building height where certain things need to be protected.

² Information Sheet 8, The City Centre Zone, April 2022.

4. QUALIFYING MATTERS

- 4.1 Auckland Council has also introduced qualifying matters, being identified characteristics of properties that may allow the modification or reduction of required building heights or density that are otherwise required by the NPS-UD and MDRS.
- 4.2 Auckland Council has identified that many of the matters that are required to be included as qualifying matters have already been recognised or protected in the AUP, primarily under overlays.
- 4.3 In addition to the required qualifying matters, Auckland Council has identified additional qualifying matters, specific to Auckland (as set out in Information Sheet 7). The only additional qualifying matter relevant to the City Centre Zone are proposed City Centre character buildings and built form controls, which seek specifically to maintain and enhance character values of pre-1940s buildings in the Queen Street Valley Precinct.

5. THE BC'S CONCERNS WITH REMOVAL OF THE GENERAL HEIGHT CONTROL

- 5.1 The BC **does not support** the removal of the general height controls in the City Centre zone.
- 5.2 The BC is concerned that the removal of the general building height control will result in property values in the City Centre increasing significantly, as the effect of the removal of the height control will be to enable developers to construct buildings significantly taller than that contemplated by the AUP presently. It is anticipated that buildings many storeys higher can be constructed, resulting in greater yield of units, and thus the value of land not restricted by a special height control will increase.
- 5.3 This will have consequential adverse effects on the cost of ground leases and will affect ground rent appraisals, with the likely effect of causing significance ground rent increases, reflecting the increase in land value.
- 5.4 As a result of the removal of the height control in the City Centre zone, already the most permissive zone in terms of building height, we consider that owners of residential apartments in the City Centre zone are likely to be negatively affected by rent increases. While other zones will also be amended by the introduction of the MDRS and increase height permissions, the removal of a general height control in the City Centre zone only is likely to mean any ground rent increase in the City Centre Zone will be disproportionate when compared with ground rent increase in other zones, as land value will be constrained by a maximum yield being dictated by height restrictions. Residential properties on leasehold land will not be in a position to contribute to the intended added intensification.
- 5.5 None of the qualifying matters, either those required by central government or the additional qualifying matters identified by Auckland Council as specific to Auckland, will apply to our building to render it exempt from the intensification policies and unlimited height permissions.
- 5.6 Additionally, the BC is concerned that the specific policies and objectives of the Viaduct Harbour precinct will not be able to be achieved if there is no general height control.³ Specifically:
 - (a) The BC is concerned that a lack of general height control and having unlimited height control except in unique circumstances where special

³ With particular reference to Policy I211.3(4) of the Chapter I211: Viaduct Harbour Precinct.

height controls or a qualifying matter applies, means that there is a risk that transition in height between different precincts of the city will not be achieved, and there may be a lack of cohesion of built form;

- (b) The BC is concerned that removal of the general height control may enable development that is higher than anticipated in sub-precinct C, specifically a residential area of the Viaduct Harbour precinct, and therefore compromise the distinctive low-medium rise character in this precinct; and
 - (c) The BC is concerned that residential amenity will therefore be affected, and that the "sense of intimacy" that the Viaduct Harbour Precinct seeks to achieve, in conjunction with ensuring appropriate scale of development is managed.
- 5.7 In the development of the AUP, the Council's section 32 report addressed the appropriateness of height controls specifically in terms of the City Centre and the proposed precincts. Auckland Council addressed this in the section 32 report, in a research paper appended to the report on the City Centre zone,⁴ and recommended that the general height control method be retained:

"... as it is integral to the other height and site intensity control methods. General height controls within precinct plans have been effective at creating distinctive character neighbourhoods that are integrated within the wider city centre urban form. Specified height limits (particularly when accompanied by a masterplan or design guidelines) provide a high level of certainty for the community and developers."

- 5.8 It is exactly this amenity, uniformity and management of built form that is now at risk of being compromised, or altogether lost, if the general building height controls are removed from the City Centre zone. As the Council indicated, it is the combination of general height controls in conjunction with other height control methods that result in certainty and enable specific outcomes for each precinct to be achieved.
- 5.9 The BC is concerned that the removal of the general height controls across the City Centre zone risks a lack of cohesion, lack of distinctive character neighbourhoods, and removes certainty for the community, the residents who reside in the residential precinct, business owners operating, and developers around what is expected in terms of built form and height across the City Centre zone.

6. AMENDMENT SOUGHT

- 6.1 The BC seeks that the general height controls currently imposed by the AUP in Chapter H8: City Centre Zone **are not** removed in their entirety as proposed by Auckland Council.
- 6.2 The BC's preferred outcome would be that the general height restrictions as imposed by H8.11.3 in conjunction with the special height restrictions imposed by H8.11.4 continue to operate as they currently do under the AUP.
- 6.3 In the alternative, the BC seeks that the general height control is not removed completely, but instead that Auckland Council potentially consider more permissive maximum height restrictions, to enable density to be increased in the

⁴ Auckland Unitary Plan, section 32 report, appendix 3.6.4: Auckland Council "Unitary Plan research paper: City centre zone Urban form, height, site intensity and built form, August 2013. Accessed on 4 May 2022 <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/history-unitary-plan/documentssection32reportproposedaup/appendix-3-6-4.pdf> at page 11.

City Centre Zone, as is sought by the NPS-UD and the MDRS, but not in a manner that is disproportionate when considered with other AUP zones and not by completely removing general height restrictions altogether.

- 6.4 Alternatively, if the general height control is removed, leasehold land should be excluded from the application of the MDRS, and should still be subject to height controls. This is on the basis that the only party who will obtain a benefit from the removal of the general height control will be the leasehold land owners whose property value will increase. There is no benefit to be gained by the city, or the residents of residential leasehold land, as there can be no additional intensification obtained on buildings that are leasehold.

7. CONCLUDING COMMENTS

7.1 In conclusion:

- (a) The BC **does not support** the proposed change to remove the general height control in Chapter H8: City Centre Zone of the AUP;
- (b) The BC is concerned that there will be unanticipated negative consequences on ground lease appraisals and that there will be significant increases on ground rent leases;
- (c) The BC is also concerned that the removal of the general height controls will result in a lack of cohesion in built form, a lack of integration of transitioning height between the city centre precincts, and creates uncertainty for both the community and developers as to what is anticipated or expected in terms of built form and subsequent impacts on amenity;
- (d) The BC instead seeks that the general height control be retained in Chapter H8: City Centre Zone as a primary preference, or in the alternative that Auckland Council retain a general height control but amend the maximum height restrictions to be more permissive.

- 7.2 The BC thanks Auckland Council for the opportunity to submit feedback and for their consideration of this submission.

Yours sincerely



S J Simons | O C Manning
Partner | Associate

DDI: 09 909 7311
Mobile: 021 545 554
Email: sue@berrysimons.co.nz

From: Eva Wrassky-Bulmer
Sent: Monday, 9 May 2022 10:00 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: anna maria fomison
Subject: WRPS submission on the Government's New Housing Rules

Please find attached a submission on behalf of the Waitakere Ranges Protection Society on the document proposing changes to the Auckland Unitary Plan: **Government's new housing rules: what it means for Auckland.**

Kind regards,

Eva Wrassky-Bulmer

Heritage Area Coordinator
Waitakere Ranges Protection Society
WRPS



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PO Box 15-668, New Lynn, Auckland 0640

Anna Maria Fomison
President WRPS
PO Box 15668
Auckland 0640

president@waitakereranges.org.nz

9th May 2021

Auckland Council
unitaryplan@aucklandcouncil.govt.nz

I am writing on behalf of the Waitākere Ranges Protection Society (WRPS) to submit on the recent document proposing changes to the Auckland Unitary Plan: **Government's new housing rules: what it means for Auckland.**

Background on the WRPS

The WRPS was incorporated in 1973. Its purpose is the conservation and protection of the Waitākere Ranges and to oppose any activity that may threaten or adversely affect the natural environment in the area, including the coastal and marine environment.

WRPS and its members are strong advocates for the conservation and protection of the natural environment of the Waitākere Ranges and WRPS was one of the key groups promoting the concept of the Waitākere Ranges Heritage Area (WRHA) for 35 years before it was achieved through an Act of Parliament in 2008.

Introduction

The WRHA is of local, regional and national significance due to its unique heritage features outlined in the Waitākere Ranges Heritage Area Act (WRHA Act) which (s7 (1) (2)) sets out that the heritage area is of national significance, with heritage features including that the area provides a diversity of habitats for indigenous flora and fauna; (s7 (a)) its terrestrial and aquatic ecosystems of prominent indigenous character and (l) it's distinctive local communities. The WRHA is also unique because of the population it services; New Zealand's largest metropolitan area with a relatively low proportion of accessible natural/non-built environments. The WRHA Act clearly states that among the heritage features (s7) of the area are: (g) the opportunities that the area provides for wilderness experiences, recreation, and relaxation in close proximity to metropolitan Auckland (m) the Waitākere Ranges Regional Park and its importance as an accessible public place with significant natural, historical, cultural, and recreational resources. It is therefore of significant and increasing value as it constitutes an essential public amenity for an increasingly urbanised population.

The WRHA Act sets out objectives which include to protect, restore and enhance the WRHA and its heritage features. Adverse cumulative effects of activities on the WRHA's heritage features must also be recognised and avoided. Auckland Council is also obliged, when considering decisions that threaten serious or irreversible damage to a heritage feature, to endeavour to protect the heritage feature that is the WRHA.

Executive summary:

WRPS acknowledges that the WRHA is already included in the Auckland Unitary Plan (AUP) as an existing overlay, and thus is exempted from the Medium Density Residential Standards (MDRS). WRPS also notes that a qualifying matter includes those matter(s) required to give effect to the WRHA Act 2008, as stated on *Information sheet #6*. However, we believe that it is important that the WRHA itself be included as a qualifying matter, and that extra protection is ensured against any development occurring in the HA, due to its significant national heritage status.

"Applying a qualifying matter doesn't prevent development from happening in that area. It only reduces development enough to ensure that what is being protected or managed isn't compromised by that development."

(Information sheets #6 and #7).

Areas of national importance such as streams, lakes, wetlands, significant ecological areas, and areas of outstanding natural character, as well as notable trees and all current reserves and parks should also be considered qualifying matters as well as be ensured permanent protection from development.

The new MDRS rules will reduce the amount of outdoor space on private sections significantly. The new MDRS housing rules will enable permitted development of all Single House Zone properties with up to 3 new dwellings. This intensification will inevitably encourage the removal of any trees that remain legally unprotected. This will be a disaster for the urban forest and for climate change amelioration, resulting in the permitted removal of many thousands of trees. It is therefore essential that the current few legal protections in the Unitary Plan for urban trees on private land are retained and that the opportunity is taken to schedule new qualifying trees that have been nominated and to allow for further significant trees to be nominated and scheduled at any time in the future.

Specific submission points:

1. The Waitākere Ranges Heritage Area overlay must be included as qualifying matter itself, not just matters requiring to give effect to the WRHA Act 2008, so that intensification is prevented in this special area as this would be a breach of the Waitākere Ranges Heritage Area Act 2008.
2. Matters of national importance such as; stream, lakes, wetlands, significant ecological areas, areas of outstanding natural character and the WRHA, should be not only be required qualifying matters, but should be areas where development cannot take place as these sorts of areas would be compromised by any new development.
3. 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.
4. View shafts for 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.
5. Qualifying matters must include all current reserves, parks and open space.
6. Qualifying matters must include all current legal tree protection elements in the Unitary Plan, so that these trees continue to require consent for removal under the new rules.
7. This includes Schedule 10 (Notable Trees), Significant Ecological Areas rules, Riparian Margin rules and rules that protect coastal Pohutukawa.
8. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in Schedule 10.
9. The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to Schedule 10 of any new nominations for scheduling that have been received by Auckland Council.

10. It is essential that as much public green space as possible is retained in an intensified city to make it liveable, healthy, and supporting the wellbeing of all peoples and communities, as laid out in:
Schedule 3a: 4A Objectives and Policies; Objective 1 in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, requires territorial authorities to ensure: “a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future”. Even if Council is under ‘economic constraints’ it is extremely important that Auckland’s local parks and small reserves remain in public ownership in perpetuity and for the use and benefit of the community.
11. Qualifying matters must include the Historic Heritage Schedule.
12. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Heritage Schedule.
13. The scope of the Plan Change to enable these changes to the Unitary Plan must also include the addition to the Historic Heritage Schedule of any new nominations for scheduling that have been received by Auckland Council.
14. Qualifying matters must include all current Historic Character areas in the Unitary Plan.
15. The scope of the Plan Change to enable these changes to the Unitary Plan must also include correction to any identified errors in the Historic Character areas.
16. New housing developments should be built to have a limited carbon footprint. Council needs to specify design standards for new homes to meet Homestar rating of at least 8, for the following reasons:
 - *Schedule 3a: 4A Objectives and Policies; Objective 1* in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, requires territorial authorities to ensure: “a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future”;
 - New Zealand’s current climate performance rating the OECD is ‘Highly Insufficient’;
 - The latest IPCC report states that one of the greatest potential areas for improvement relates to the building sector, “and in particular increased use of energy efficient end-use technologies and passive housing (those by design an construction that require no heating or cooling)” and that such design elements can have very substantial impact on both emissions and liveability;
 - With no requirement for Homestar design standards, Council avoids its responsibility to minimise climate change impacts, with serious repercussions.
17. For the same reasons, Council needs to specify requirements for the disposal of building waste resulting from demolition in a manner that prioritises the recycling of materials, and to simultaneously enable the

provision of sufficient recycling facilities and incentivise their use. The massively increased use of landfill is not acceptable.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'AM Fomison', written in a cursive style.

Anna Maria Fomison
President
Waitākere Ranges Protection Society

From: Michael Campbell <michael@campbellbrown.co.nz>

Sent: Monday, 9 May 2022 1:47 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Cc: Suzanne Murray <Suzanne@manson.co.nz>

Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021 - Mansons TCLM Limited

Good afternoon,

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Kind regards | Ngā mihi nui

Michael Campbell | [Director](#) | [BREP \(Hons\)](#) | [MNZPI](#)

Campbell Brown Planning Limited

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FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON PROPOSED CHANGES TO UNITARY PLAN TO ADDRESS THE NATIONAL POLICY STATEMENT: URBAN DEVELOPMENT AND THE HOUSING ENABLING ACT 2021

To: Auckland Council

Name of submitter: Manson TCLM Limited

This submission provides feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021. In particular, this feedback relates to land located in Newmarket and the City Centre. This property falls within the Waitematā Local Board.

The submission is also concerned with the land that is located at 47-49 George Street in Newmarket and the proposed changes to the City Centre Zone generally.

The specific provisions addressed by this feedback are as follows:

- a) Proposed Heights - The proposed zoning for the above area of Newmarket has been retained as Business – Mixed Use zone as indicated in **Figure 1**. The submitter supports this zoning.

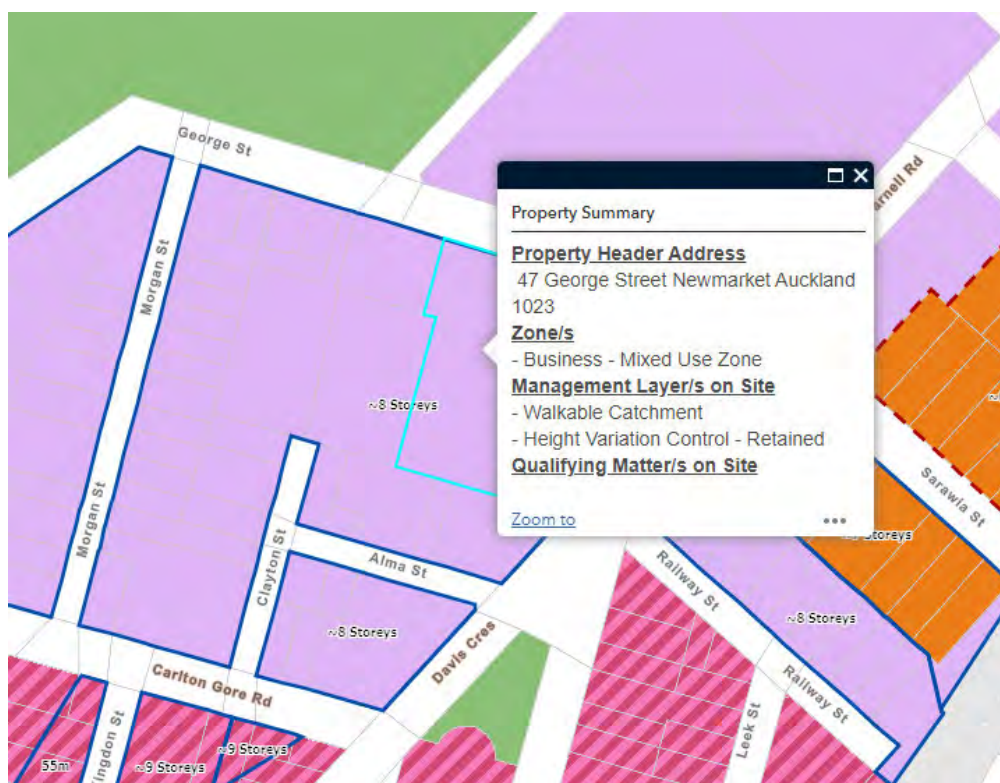


Figure 1 – Proposed Zoning and surrounding area

The submitter has the following feedback in relation to the proposed heights:

- a) In accordance with Policy 3(c) of the NPS UD, the site should be provided within a least 6 Storeys being within an identified walkable catchment of the existing Newmarket Metropolitan Centre zone as shown in Figure 1 above. However, given the scale of development in this area, it is considered appropriate that additional height is enabled in this particular location. It is noted that the preliminary response viewer for the NPS-UD and MDRS identifies that this area should provide for a height of 8 storeys.
- b) The submitter notes that Policy 6(b) of the NPSUD states that that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes *“may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect.”*
- c) The central location of the land lends itself to policies that seek to locate the Mixed Use zones within a close walk of the City Centre and rapid and frequent services network. The land is a short walk to the Newmarket Metropolitan Centre. The area is accessed by rapid and frequent service networks. Parnell Train Station and Newmarket Train Stations are located within proximity, along with a wide range of bus network options. Owing to Newmarket’s location, the site is also highly connected by active transport modes (i.e. walking and cycling) as well as micro mobility to the City Centre.
- d) In terms of height, the site, and wider area is not generally constrained by the Regionally Significant Volcanic Viewshaft overlay, apart from a small corner of the block (see Figure 2 below). As such, there is an opportunity for greater bulk without significant detriment to surrounding sites – taking into consideration that the Business Mixed Use zone requires design assessment of all new buildings and the standards that apply to buildings and activities within the zone.
- e) The area is demonstrably-attractive to both residential and business activities. This is evidenced by extensive ground floor retail, commercial, business and food activities that all presently operate within the surrounding area, as well as extensive residential activities above ground floor levels. Building heights need to provide for ceiling heights that enable a range of such activities. This would typically be a ceiling-to-ceiling height of 3.8 metres, with ceiling heights of 4.5 metres for the ground floor. Those would typically mean a total height of 26 metres for 6 storey buildings (including two metres for roof form) and 33 metres for 8 storey buildings and 41m for 10 storey buildings. The provision of greater development flexibility through additional height will, in our view, enable greater efficiency in development to maximise opportunities for intensification consistent with the overall purpose of the NPSUD.
- f) As outlined earlier, it is appropriate that strategic locations such as land surrounding the Newmarket Metropolitan Centre zone enable meaningful intensification commensurate with their accessibility to services, amenities and transportation options. We therefore consider it appropriate that 10 storey development be enabled on the site (41m), along with a proportionate increase in height to surrounding area also subject to the Height Variation control, as shown in Figure 2 below, being the block defined by George Street, Morgan Street, Carlton Gore Road and Broadway.

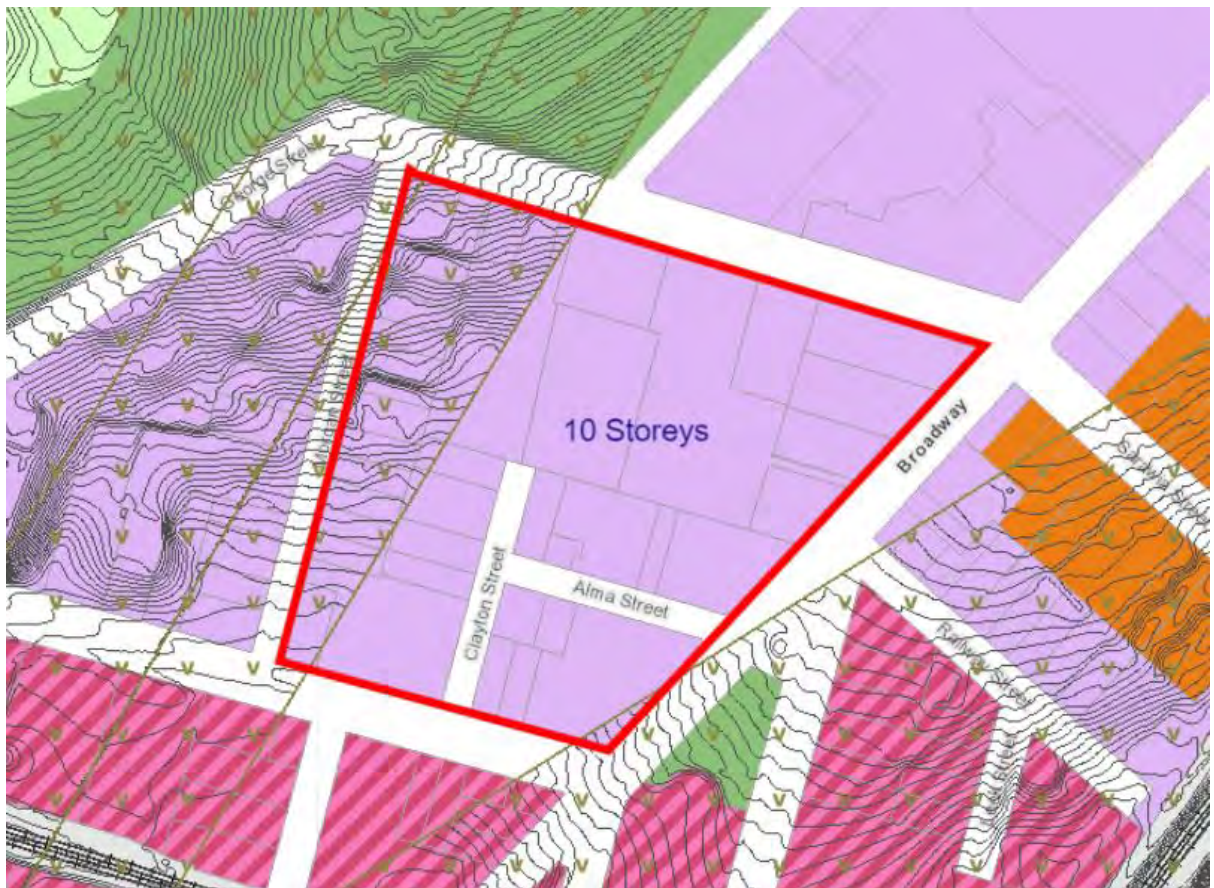


Figure 2 – AUP(OP) Proposed Height Variation Control, zoning and Viewshaft overlays

The submitter has the following feedback in relation to changes to the City Centre zone controls:

- a) The Council has identified¹ that within the City Centre Zone the following changes are proposed:
 - a. Removal of the Gross Floor Area (GFA) standard. The GFA standard currently manages the scale of development in the city centre. It varies throughout the city centre but typically allows for greater building height in key areas. It is noted that removing the standard will provide developers with more flexibility in building design but still within the constraints of other standards such as tower dimensions and set back controls.
 - b. Removal of the general height control. This will enable unlimited building heights in the city centre except where special height controls apply.
 - c. Removal of the GFA bonus standards. These standards allow transfer of additional floor space between sites and buildings. However, all buildings will have greater height and so the transfer of floor space is no longer needed.
 - d. The outlook space control is proposed to be extended. This will ensure that there is enough privacy between buildings and access to both sunlight and daylight for residents.
- b) The submitter supports the above changes and in particular removal of any limitation on floor area or the use of 'site intensity' controls. The submitter notes that the inclusion of such

¹ Ibid.

controls would be contrary to Policy 3(a) of the NPSUD to provide in the City Centre zone “building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification”. The submitter also supports the removal or relaxation of such controls that currently apply to Precincts located within the City Centre Zone.

Overall, the submitter’s concerns would be addressed if Unitary Plan was amended in the following way:

- a) That the site and surrounding area in Newmarket is provided with a height overlay of up to 10 storeys as set out in **Figure 2** above;
- b) That the Unitary Plan City Centre Zone provisions are amended in a manner consistent with Council’s proposed changes as-mandated by Policy 3(a) of the NPSUD, to remove the Height, FAR and Bonus GFA controls; and
- c) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.



Michael Campbell

Campbell Brown Planning Limited

For and on behalf of Mansons TCLM Limited as its duly authorised agent.

Date: 9 May 2022

Address for service of submitter:

Mansons TCLM Limited
C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Michael Campbell

Telephone: (09) 378 4936

Mobile: (021) 2789018

Email: michael@campbellbrown.co.nz

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: Bryan Bates

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The walking distance to Ponsonby is 30-40 minutes over 1.2-3km of steep terrain. It is therefore not reasonable to suggest this as a walkable catchment for majority of Ponsonby residents.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Support SCAs as a qualifying matter. Does not support how it has been applied to reflect the actual special character of Ponsonby. No evidence that the demolition of existing housing stock will enable intensification in an already densely populated suburb.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure in Ponsonby needs to be increased.

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay
- Local Public Views Overlay

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

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

Important privacy information

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Government's new housing rules:

What it means for Auckland

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Your details

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Name: Neil Buller

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Oppose walkable catchment from Drake Street/Wellington Street. Requires an uphill climb, does not account for weather or physically compromised residents.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

THAB next to Two-Storey Single Dwelling will create overshadowing, loss of privacy and wind tunnel effects. THAB will place pressure on existing community infrastructure.

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

Tell us why

THAB next to Two-Storey Single Dwelling will create overshadowing, loss of privacy and wind tunnel effects. THAB will place pressure on existing community 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.

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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

Support provided only robust examples of special character up to today's living standard are protected.

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

Tell us why

Do not support as the SCA criteria which has been applied is overly restrictive and short sighted and will result in a loss of quality heritage.

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

Concern the narrowing of streets will restrict access and THAB will impact existing infrastructure.

Other qualifying matters

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

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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: Tony Skelton

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

Tell us why

Oppose St Marys Bay is within the walkable catchment area.

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

Tell us why

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

Tell us why

Oppose St Marys Bay is within the walkable catchment for Britomart and the future Victoria Street stations.

Intensification around town and local centres

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

There are considerable inconsistencies with the methodology of qualifying the heritage assessment in St Marys Bay.

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

Tell us why

Oppose proposed changes to the existing heritage zone that applies to St Marys Bay. Should be protected as a historic heritage zone under the RMA.

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

St. Marys Bay has significant infrastructure constraints with stormwater, wastewater and the overall roading network. No assessment of the infrastructure has been undertaken such as electricity, gas, fibre-optics, schools, medical facilities.

Other qualifying matters

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

These additional qualifying matters include:

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

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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: Helen Skelton

Name of organisation/business:

Your local board: Waitematā

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.

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From: Helen Williams
Sent: Monday, 9 May 2022 5:30 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Submission on Ak Unity Plan proposed changes.

I am concerned at proposed significant changes to the Auckland Unitary Plan (AUP).

In particular:

- I oppose the loss of special character overlay areas across the city. There is needed Special Character sub areas. Auckland has very different needs from elsewhere in New Zealand and one-size-does not-fit-all across the

nation. Centralised government mandates are not supported, Great cities of the world appreciate the social value of varied scale/density in areas. The assessment process appears significantly inadequate

- Auckland does not have the infrastructure to support increased density on the scale proposed. St Marys Bay must be well behind with its separation of storm & soil pipes as mine should have been done by now.
- While densification close to transport hubs is generally supported, I do not support it in St Marys bay which is a 45min walk from Britomart.
- The lack of provision for parking in new developments is not supported as the sprawl of Auckland will always limit bikes & public transport. I αμ α φρεθυεντ βικε υσερ.
- The special character and density provisions of the Auckland Unitary Plan 2016 are supported.

I wish to be heard in support of this submission.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

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

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Your details

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

Name: Rachael Duncan

Name of organisation/business:

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

The average person cannot walk 1200m in 15 minutes. Walkable catchments need to be reduced to take into account topography and the real distance from the city rather than the perimeter.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

Tell us why

Support SCA as a qualifying matter but concern regarding the methods used to determine what SCAs are qualifying matters.

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

Tell us why

The overall heritage area for Freeman's Bay would be damaged if close by streets (Arthur and Wood Street) were allowed to develop high rise buildings even if the adjoining streets keep their heritage status.

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

Tell us why

Infrastructure constraints

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

Tell us why

Support that infrastructure should be considered in Freemans Bay.

Other qualifying matters

We are also proposing to include a number of other overlays and controls in the Auckland Unitary Plan as qualifying matters that limit the height and density of development on sites or across areas to retain the values they reflect. A description of these proposed qualifying matters 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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From: Hind, Craig
Sent: Monday, 9 May 2022 8:34 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Further feedback for Growing Auckland

Kia ora

I noted in the feedback survey there wasn't necessarily anywhere to specifically refer to our own property

Our property is at 6 Dublin street St Marys Bay and we support the retention of the two story single storey dwelling with the character overlay as a qualifying matter. We also support the retention of the business mixed zoning along College Hill to our south with the height variation control retained.

Further to my feedback see below a link to a recently published study for the Committee for Sydney that focusses Sydney's further growth around major transport stations. I see this as a pragmatic, realistic and sustainable way for Auckland to grow. If council would like a presentation from the authors please let me know.

<https://sydney.org.au/wp-content/uploads/2022/05/Committee-for-Sydney-Rethinking-Station-Precincts-May-2022.pdf>

Ngā mihi | Kind Regards,

Craig Hind

Technical Director - Planning & Environment (Major Projects), ANZ NZ

AECOM

From:

Sent: Monday, 9 May 2022 9:00 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>; akhaveyoursay@aucklandcouncil.govt.nz.

Subject: Submission on Auckland Council's Preliminary response to NPS-UD and MRD's

Please find my submission attached.

I would appreciate confirmation this is the correct email address to have sent this submission

Regards
Lynne



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**Submission on Auckland Council's Preliminary response to NPS-UD and MRD's
"have yoursay" 9th May 2022**

Submitter: Lynne Butler

1 Overview of submission

- 1.1 This submission covers my interest in the draft preliminary proposals prepared by Auckland Council in response the National Policy Statement on Urban Development (NPS-UD) and the Medium Density Residential Standards (MDRS).
- 1.2 Walking catchment: Given the distance and the accessibility and topography of the historic character/heritage area (Freemans Bay North and South), this area is not within a practical walking catchment of the City Centre and the transport hub at Britomart and the future Aotea Station.
- 1.3 Infrastructure: infrastructure constraints, narrow streets and the steep contour of this historic character/heritage area make is further unsuitable for redevelopment.
- 1.4 Heritage: The whole of the historic character/heritage area of Freemans Bay (Freemans Bay North and Freemans Bay South) should be retained as an historic heritage precinct of high overall integrity in its current form, as this is crucial to Auckland's history and sense of place.
- 1.5 Intensification: Under the current Unitary Plan, there is existing Terrace Housing and Apartment Building (THAB) zone in Freemans Bay that covers approximately 40% of Freemans Bay and provides adequately for intensification within Freemans Bay.

2. History of Freemans Bay

2.1 Freemans Bay historic character/heritage area

Freemans Bay is one of the earliest settled areas in Auckland within a very well recognised and tightly defined geographic area. The historic character/heritage precinct is comprised mainly of housing from different eras from 1850 to the early 1900's and includes villas, heritage housing, grand villas and rows of worker's cottages (examples include Ireland and Renall Streets). Examples of individual historic properties which highlight the historic heritage nature of Freemans Bay are listed at the end of this document.

2.2 Freemans Bay intensification

Freemans Bay THAB and business mixed-use zones under the Unitary Plan already provide adequately for intensification within Freemans Bay (over 50%). The historic character/heritage is only 40-45%.

In particular, the proposed rezoning of some area of 'Freemans Bay North ' historic/character area does not take account of the overall streetscape and is based on a formula which does not fully reflect the historic/character of many properties. This will also likely result in "pepper potting" this goes against all town planning objectives.

3. Freemans Bay Historic heritage/character precinct (Freemans Bay North and South)

- 3.1 I support Auckland Council determination that special character should be a qualifying matter
- 3.2 Some category ratings needs to be reviewed ie 4 and 5's to higher scores, particularly noted in Freemans Bay North. In addition, the historic nature of some dwellings does not seem to have been included in any assessments. Individual assessments in some cases appear to have been unduly harsh with seemingly minor blemishes counting against properties. Architectural perfection and street visibility seem to have been given undue weight. In addition, important historic value has not been taken into account for houses with such value (including the need for protection around these properties).
- 3.3 Some small narrow streets have proposed divided zoning with one side (in part or whole) being protected and the other side not e.g. Ryle Street and Ireland Street are examples. To have a small street like upper Ireland street with part protection on parts of the street seems to be an anomaly. There is a large number of houses on this street which are mid to late 1800s or early 1900s. Many of these are early workers cottages and built of native NZ timbers such as Kauri and Totara and should be protected.
- 3.4 Overall streetscape does not seem to have been taken into consideration. An example is iconic Franklin Road. Historic housing above Wellington / England Streets has been proposed for protection, however the block between England and Middle Street is a clear deviation, yet it contains a large number of pre 1900 / early 1900 houses with one house of historic significance (one of the earliest houses in Auckland) and another notable for its 19th century brickwork with verandas which was unusual in an area where the Victorian houses are predominantly single storeyed and wooden. Wood Street also has several notable historic houses e.g. #40 and #50 Wood Street
- 3.5 I believe that while assessments have been undertaken on individual properties, there should also be an assessment of the streetscape and area as a whole. I request the Council recognise the historic character/heritage area of Freemans Bay as a whole (both Freemans North and Freemans Bay South) as a qualifying matter.
- 3.6 I support creating Special Character Sub-Areas around clusters of heritage/character houses in Freemans Bay in addition to those identified on the draft maps.

4. Freemans Bay Walking Catchment/Topography

The walking catchment area proposed has been artificially extended, in fact - almost doubled. The start point of measurement of the walking distance, in reality, is the main Auckland City Centre (offices, waterfront, entertainment, transit rail and bus stations). This is the basis of all previous studies by Auckland Transport and Auckland Council. Auckland Council has not presented justification for extending the walkable distance beyond the already established walkable catchment of 1.2 km from the true CBD.

The historic heritage areas in Freemans Bay are not proximate to the main Auckland City Centre (offices, waterfront, entertainment, transit rail and bus stations)

Currently residents from the historic character/heritage area tend to be recreational rather than workers walking to the City Centre. Most residents travel to the City Centre from the historic character/heritage areas by public or private transport. The topography in the historic character/heritage areas of Freemans Bay is relatively inaccessible and off-putting to pedestrians. Intensifying these areas will in fact result in additional vehicle movements rather than an increase in walking.

5. Freemans Bay Infrastructure/Soil Stability

Much of Freemans Bay North and South has very old and limited infrastructure including sewage/stormwater and streets and are not suitable for redevelopment. Even the recent upgrade to infrastructure in Franklin Road was planned on the basis of existing density in the Unitary Plan. Both from an environmental and financial point of view zoning should prioritise development in areas where existing infrastructure supports intensification. I have been informed that the historic character/heritage areas of Freemans Bay are moderate to steep slope with potential soil stability issues. The slopes in this area are understood to be moving slowly.

6. Buffer zones

In the event an MPS-UD THAB zone abuts an historic character/heritage area, there is obviously a need for transition or a buffer zone to “soften” the height difference between the 6 storey plus, and the neighbouring one or two storied historic character/heritage dwelling . I suggest this could take the form of MUD (as modified by the MPS-UD and MDRS) as the development zone

7. Closing remarks

I welcome further consultation with Auckland Council.

I thank Auckland Council for the opportunity to lodge this submission

Please note the following is only a few examples of houses in the area with a historic interest:

2 Elizabeth Street	This house was one of the earliest wooden houses built in the area. It was built around 1860 and was the home of Mr Michael Wood, who oversaw the earliest subdivision of Freemans Bay. The subdivision was known as Brookville estate (1854), which consisted of the first 121 sections in the area. The house was designed with the concept of a gold town hotel. The present owner has the deeds from the initial subdivision. The house today looks the same as the early photos
72 Franklin Road	One of the oldest houses on the street rolled in on solid Kauri logs in 1862. Originally number 15 when the Waitemata Harbour ended at the Birdcage. Also, previously a parliamentary building
19 Collingwood Street	Heritage New Zealand Category 2 registered villa, built in 1879. It is the only Category 2 Victorian villa in either Freemans Bay or Ponsonby.
40 Wood Street	This house built in 1880 was the home of painter Charles Blomfield from 1880 to 1926. It has a plaque outside stating "City of Auckland Historic Plaque. From the street, you see a beautiful reasonable intact two-story villa.
50 Wood Street	This was the house of noted architect Mr John Currie. The City of Auckland Historic Place plaque states his local designs include the Birdcage Tavern and the Grey Lynn Fire Station. It is a perfect double bay villa and beautiful from the outside

From: John Hill <john@johnhillarchitect.co.nz>
Sent: Monday, 9 May 2022 9:00 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Fwd: SMBA

My submission attached.
John

----- Forwarded message -----

From: **Brian Putt** <brian@metroplanning.co.nz>
Date: Mon, May 9, 2022 at 8:55 PM
Subject: SMBA
To: John Hill <john@johnhillarchitect.co.nz>

Brian Putt

Metro Planning Ltd

P O Box 90273 Victoria Street

AUCKLAND 1142

P: 09 303 3457

M: 021 902 744

E: brian@metroplanning.co.nz

SUBMISSION ON AUCKLAND COUNCIL'S PROPOSED RESPONSE TO THE NPS-UD & MDRS

To: Auckland Council

Submission of John Hill

My wife and I own and occupy No. 51 Hackett Street St Marys Bay (since 1975)

I hold the degree of BArch (Hons) Ak 1971 NZIA

Registered Architect No 1624.

Independent Planning Commissioner 2005-2018 for Auckland City
St Marys Bay Assn 1975-today: Chair 1985-92 and 1998-2005

Life Member

Deputy Chair Western Bays Community Board 1992-95, Chair 1995-98.

HNZ Board 2000-2004

Member BIA (Building Industry Authority NZ) 2000 -2005

Chair of the Regulatory Committee

Determination Referee BA(2004) 2005 - today.

Executive Summary:

- * the extreme intensification proposed under the NPS-UD threatens the historic and heritage character that has developed over some 170 years in our St Marys Bay suburb, that continues until this day.
- * the AUP recognised this and allowed for intensification along the ridges and down the arterial routes to and from the bridge.
- * the 3 units/3 storey part of the NPS-UD is accepted to be applied throughout our suburb.
- * being outside the reasonable walking distance to the city centre the 75% threshold should be reduced to 66%.

I comment as follows:

1. **Walkable distances:** It takes 15 minutes to reach Victoria Park from our property. A 30 minute walk from Britomart or the future Aotea Station also arrives at Victoria Park well short of home. Ponsonby and Herne Bay village shops are within 15 minutes as are the Link and Outerlink buses that stop outside the old ASB building in Jervois Road.

John Hill submission

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2. History: first settled by the Maori who had defensive Pa's at point Erin and at the location of the Victory Church, and launched their wakas from Shelly Beach (before the motorway to the bridge obliterated it in 1959). The SMBA formed in 1975 has been working to reinstate the suburb ever since.

The catholic community arrived in 1836 when Bishop Pompallier bought 47 hectares of land. St Anne's convent and school for Maori girls run by the Sisters of Mercy was built in 1852 and later moved to St Marys Road where it remains. The SoM built a timber convent (replaced by a modern complex in the 1960's) however the small timber church built in 1865 remains. The Bishops Palace designed by Pugin was built in 1894. At this time the Bay was farmland and several original farmhouses (No 3 Cameron Street- rated a 4 remains) while the first subdivision along the lower Hackett Street slopes of the Bay commenced subdivision in the 1870's.

The story is that the front section of our house at 51 Hackett Street (definitely a 6) , originally built in 1880 ,was dragged down from 10 Percival Parade in 1900 and placed on the new Glenburn subdivision of James Boylan. This to make space for the magnificent Thomas Mahoney mansion on that site (rated a 5 but clearly a 6).

The suburb has a strong history of settlement that Auckland City must retain.

3. Character: of the suburb is represented by the efforts of recent occupiers who have modernised the properties in the main respecting the original timber houses (villas, transitional villas, and bungalows) because the Council insisted on it in the 1992 District plan, and because we have grown to respect and love it. The Res 1 heritage overlay that was in force for some 25 years, while allowing the removal of sub-standard buildings, has led to the over-all retention of that character. New houses under AUP schedule 15 have been made to work hard to fit in (eg 6 Ring Tce, 38 Hackett Street or even 43 Hackett). Also refer to section 2.3 SMBAssn submission for an assessment of the Council rating methodology.

Character is the product of a number of properties sitting within a local context (refer to example photos attached), and then as they are seen from wider view points around the suburb and even from out in Westhaven, the original location of St Marys Bay need I add.

John Hill submission

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Much more evidence can and will be provided.

I question the logic of adopting a threshold of 75% (5 & 6 properties only) and then declaring somehow that St Marys Bay historic suburb has no character..... I think not.

4. Topography: A major part of the our suburb encompasses a huge basin provided a ridge-line by the Jervois and College Hill roads at the top and encompassed by New Street to the east (that was the coast-line to what is now Victoria Park) and by Curran street to the west that went to Masfield Beach and Pt Erin. The timber houses tumble down the hillside like some Greek island village. I recommend a walk around the suburb including a view from Westhaven boardwalk.

5. Even greater intensification than AUP....our community was surprised to say the least to hear that 5 or 6 storey apartments could be on the way nextdoor to our 2 or 3 storey character homes. We thought that the heritage of our suburb was understood by Council and that the much debated AUP allowed for some further 900,000 housing units in carefully selected locations around the super city. We also understood that the building industry was already under immense pressure to keep up with the boom that seemed to result from the pandemic.

I accept that the apartment zone could be increased along the ridges and down the west side of some streets. Refer to my sketch attached. These (expensive units) would look out over the lower parts of the suburb towards the CBD and the Gulf. St marys Bay is a sort after place to live.

I also accept that the 3 unit 3 storey policy would apply. This would be limited by the small sites with many already highly developed houses of high value.

I have long supported the idea of second minor dwellings not allowed under Res 1. We have home and incomes all around the district with one legal kitchen. We do need carefully selected controls to protect neighbours from unsympathetic buildings, very aware that the Govt policy of no requirement for resource consent will be operationally difficult for Council. The hope of this architect (I will die an optimist)is that high quality design and respect between neighbours will be the order of the day.

John Hill submission

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6. Infrastructure: The current infrastructure in St Marys Bay is late Victorian at best. The combined sewage system does not cope now and we believe based upon engineering advice that the recent Healthy Waters Tunnel along/under our cliff-line project will not be capable of reducing major effluent overflows to the harbour without full separation of both the St Marys Bay and Herne Bay suburbs including the replacement of an undersized and challenged Main 5.

This separation work needs to be completed before any further over-intensification can take place.

Further, the roads are narrow due to having been designed for horses and carts. The subdivision as originally planned, with most of the properties being small at 300sqm average, is already dense.

I note that due to the cliff-line the suburb has only three entrances (New St, St Marys Road, and Seymour St) and 5 exits (New St, St Marys Road, Seymour St, and 3 one way exits in Dedwood Tce, Cameron St and Hackett St. Westwood Tce is a cul-de-sac.). Several streets are steep, located around valleys carved out by original creeks.

Summary: If the current Council version of the Governments NPS/UD goes ahead my property at 51 rated correctly as a 6 will become a site for development that removes any heritage controls and potentially the retention of existing character.

I request that Council reviews its current proposals in response to the NPS-UD and amends the AUP for our suburb restricting apartment zones to the ridge-lines, continues to respect our heritage/character while otherwise allowing for 3 storey 3 unit development as required by Government. **Development that is built under well thought through criteria and rules that continue to protect neighbours rights to air, light and outlook to ensure well being for the entire community.**

I wish to be heard at the Council hearings on these matters.

John Hill

Attachments:

1. Sketch of the St Marys Bay suburb and surrounds.
2. A 1909 aerial sketch of the lower part of St Marys Bay.

John Hill submission

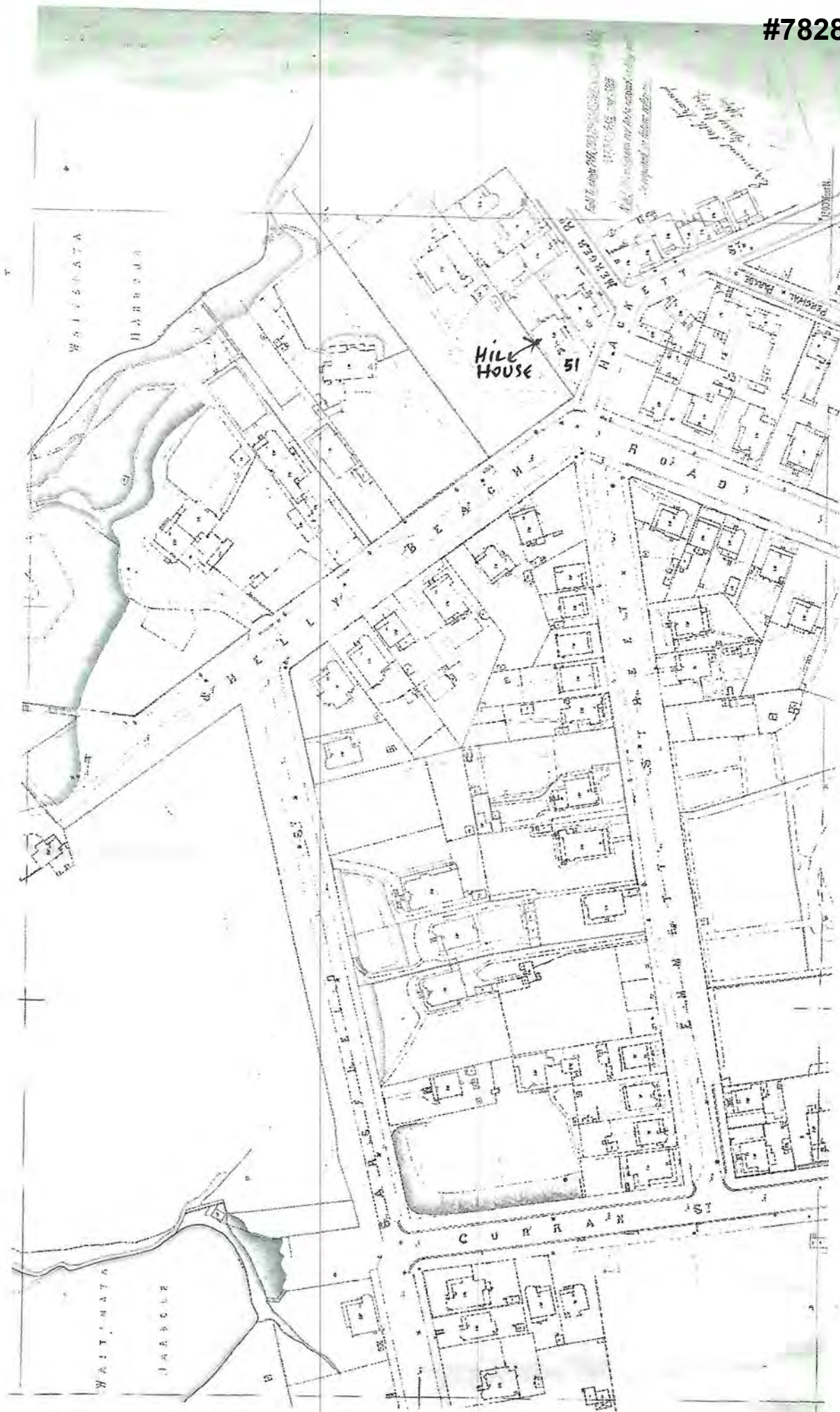
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3. Article about the Thomas Mahoney designed mansion at 10 Ring terrace.
4. A brief history of the Bishop's Palace.
5. Typical photographs showing groups of heritage/character house around 51 Hackett St. Did not have to go far.

NPS-UD
ST MARYS BAY
sketch analysis
(nts) May 2022



SHEET 1.



A Mahoney mansion in Bay?

The Bay News continues its occasional series on early settlers and their magnificent mansions in The Bay and discovers what could be a Thomas Mahoney gem.

By Glenys Hopkinson

A magnificent two-storey Edwardian mansion on the northern slopes of St Mary's Bay overlooking Waitemata Harbour in Auckland was almost certainly designed by the man known as "New Zealand's Father of Architecture," Thomas Mahoney, in the early 20th century, according to *Bay News* research.

Until now, architects have speculated about the identity of the the designer of the imposing 12-room wooden house with stone base, slate roof and decorative doors, windows and verandahs.

Its stately front entrance steps lead down to wide sloping lawns with panoramic views overlooking nearby St Mary's Bay cliffs and across Waitemata Harbour. It was once known as Windermere.

The Percival Parade property extends to Hackett Street and has a right-of-way to Shelly Beach Road.

It was owned by John Reeford Self, gentleman and clothier, who lived there with his wife, Ethel Lilian Self, their two sons and two daughters, from 1893 for more than 30 years.

The famous pioneering Mahoney architectural family lived two blocks away in an imposing house in Harbour Street.

Bay News investigations reveal that Mr Self was acquainted with, and had various business and legal transactions with Thomas Mahoney and engaged him for architectural design.

Thomas Mahoney designed a five-storey warehouse in Durham Street for Mr Self's clothing business which was under construction on November 1, 1910.

On May 26, 1905 Mr Self signed a deed relating to the sale of a property with Thomas Mahoney, who was a mortgagee, along with the Rt. Rev. George Michael Lenihan, Roman Catholic Bishop of Auckland, the Very Rev. Daniel Osmand Egan, priest, Edmund Mahony, solicitor and Patrick Brophy, gentleman.

It appears the mortgagees put the land up for sale after the mortgage was in default and Mr Self was declared the highest bidder and the land was sold to him.

The Bay News asked Bruce Petry, conservationist architect at one of Auckland's



The elegant mansion in Percival Parade has the hallmark of Thomas Mahoney's architectural style with Marseille tiles and finials on the roof as well as elaborate and gracious windows, doors and balconies.

most prominent heritage architectural firms, Salmon Reed Architects, of Devonport, if Thomas Mahoney could have been the architect.

He said the suppositions made by *The Bay News* "are pretty valid."

"The level of detail and the sophistication of the form itself is quite particular. I imagine a house of that size and with that detail would have been architecturally designed.

"The style is quite unusual, mixes a whole lot of different things. If it was architecturally designed, which I am sure it was, it fits into a quite eclectic taste. Thomas Mahoney did a lot of that, Marseille tiled roofs and little finials on the end of the roof.

"I think it could be Mahoney. That would not surprise me at all."

Told that Mr Mahoney had designed a five-storey warehouse in Durham Street for Mr Self, Mr Petry said: "I think that confirms it. It is very unlikely he was building a commercial property in town for Mr Self and not involved in the house as well."

He says very few Thomas Mahoney houses have been identified. "For such a large, important practice, with a diverse level of design work, from warehouses, to pubs to ecclesiastical buildings, it is



Thomas Mahoney, pictured, 1855-1923, was described as "The Father of Architecture" in the *Journal of New Zealand Architecture* for his significant contribution to architecture, with buildings such as The Customhouse, Smith & Cagheys, and Little Sisters of the Poor's chapel, now demolished, and many other heritage buildings, churches, schools, hotels and warehouses.

He and his brother Robert joined his father Edward Mahoney in the family practice and the trio is known to have designed outstanding homes such as The Pah for Sir John Logan Campbell and Kilbryde for James Williamson. Thomas was president of the New Zealand and Auckland Institute of Architects. A cultured man, with a love of art, music and painting, he trained briefly under Hoyte and left a legacy of watercolour paintings.

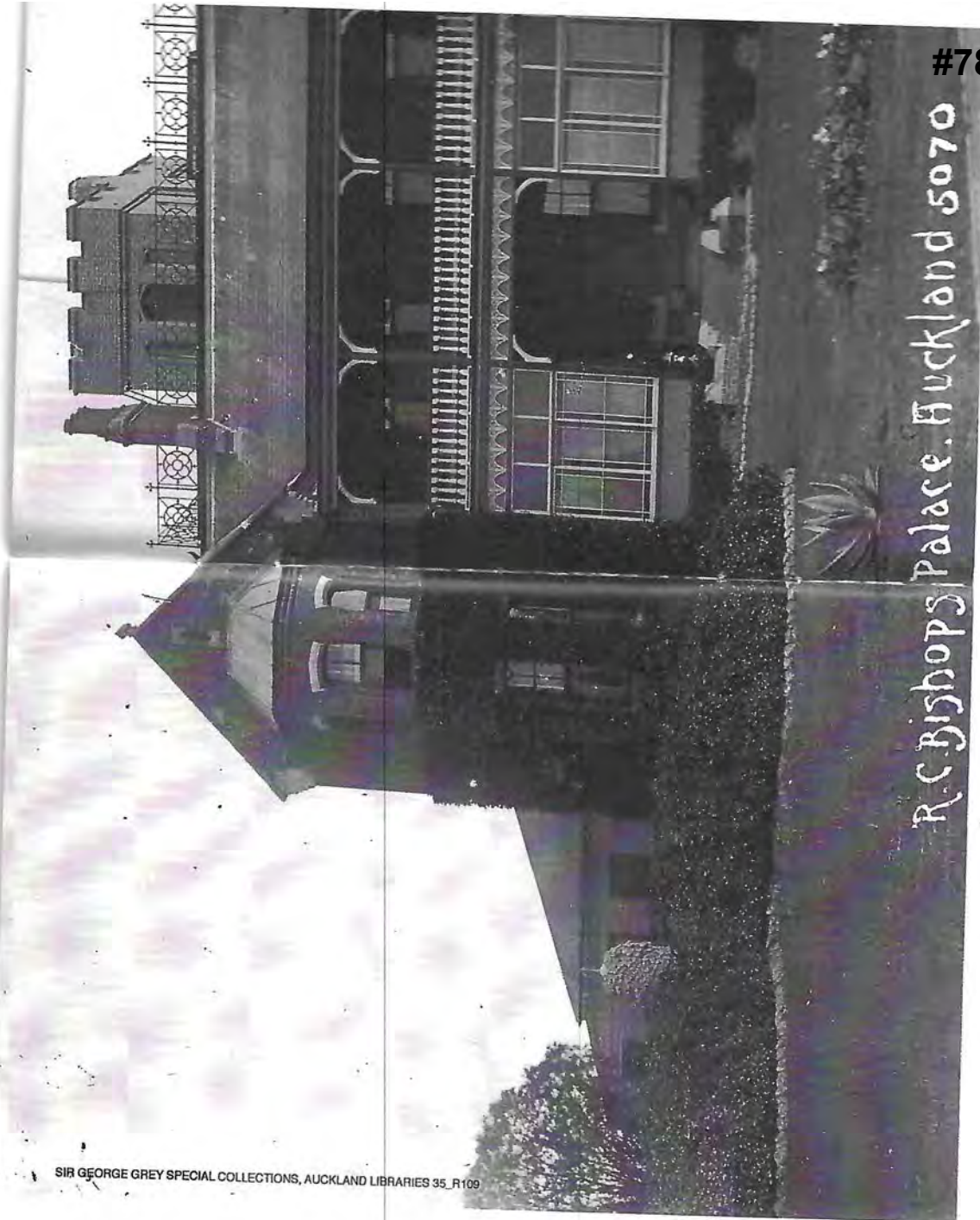
A BRIEF HISTORY

of St Mary's Bay

St Mary's Bay, one of the oldest and most historic parts of Auckland, was founded in 1836 when Bishop Pompallier bought 47 acres of land on behalf of the Catholic church. He named the area Mount St Mary.

Among the first buildings for the Catholic Church was St Anne's convent and school for Maori girls run by the Sisters of Mercy. Built in 1852, it was later moved from New St to its present site at 57 St Mary's Rd. The tiny Gothic-style St Mary's chapel, now part of St Mary's College in New St, was built in 1865 and the two-storey brick and stone "Bishop's Palace", designed by Peter Paul Pugin and still in near original condition, was built in 1894.

Pioneer architects Edward Mahoney and his sons Thomas and Robert made a significant contribution to the



SIR GEORGE GREY SPECIAL COLLECTIONS, AUCKLAND LIBRARIES 35_R109

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R C Bishops Palace. Auckland 5070



Nº 49 HACKETT (6) THE UPPER BAY Nº 50 HACKETT (5) Nº 52 HACKETT ST (3 ?),



Nº 5 PERCIVAL PARADE
3 (SHOULD BE 5)

Nº.3 (6)

Nº 1 PERCIVAL PARADE
5 (SHOULD BE 6)

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: Andrew Cumming

Name of organisation/business: Central Apartments Limited

Your local board: Waitematā

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Do not support - Should be closer.

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

An extended St Mary's Bay Special Character Area (as outlined in the feedback) should be a qualifying matter in terms of NPSUD with reduced building height and density.

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

Tell us why

Council has scope within its methodology to revisit St Mary's Bay and reconsider additional buildings and areas.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- Ridgeline Protection Overlay

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

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

Important privacy information

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

From: Ila Daniels <ila@campbellbrown.co.nz>

Sent: Monday, 9 May 2022 10:30 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021 - 16 Corunna Ave, Parnell

Good evening,

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Nga Mihi

Ila Daniels | [Principal Planner](#)

Campbell Brown Planning Limited

Level 1, 56 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

Phone: 09 394 1695 or 021 147 9681 | ila@campbellbrown.co.nz | www.campbellbrown.co.nz



**FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON
PROPOSED CHANGES TO THE AUCKLAND UNITARY PLAN TO
ADDRESS THE NATIONAL POLICY STATEMENT ON URBAN
DEVELOPMENT AND THE RESOURCE MANAGEMENT (ENABLING
HOUSING SUPPLY AND OTHER MATTERS) AMENDMENT ACT 2021**

To: Auckland Council

Name of submitter: Michael and Linda Gill

This submission provides feedback on the proposed changes to the Auckland Unitary Plan to address the National Policy Statement on Urban development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Housing Enabling Act). In particular, this feedback relates to land located in Parnell. This property falls within the Waitemata Local Board area.

The submission is concerned with the land that is located at 16 Corunna Avenue, Parnell.

The specific provisions addressed by this feedback are as follows:

- a) The site is zoned as 'Two -Storey Single Dwelling Residential Area' in the consultation maps see **Figure 1** below.
- b) During the Special Character webinar hosted by Auckland Council, it was indicated by the Council Heritage team that the existing SCAR and Single House Standards would be in effect rolled over, with only single dwellings provided for in this new zone.

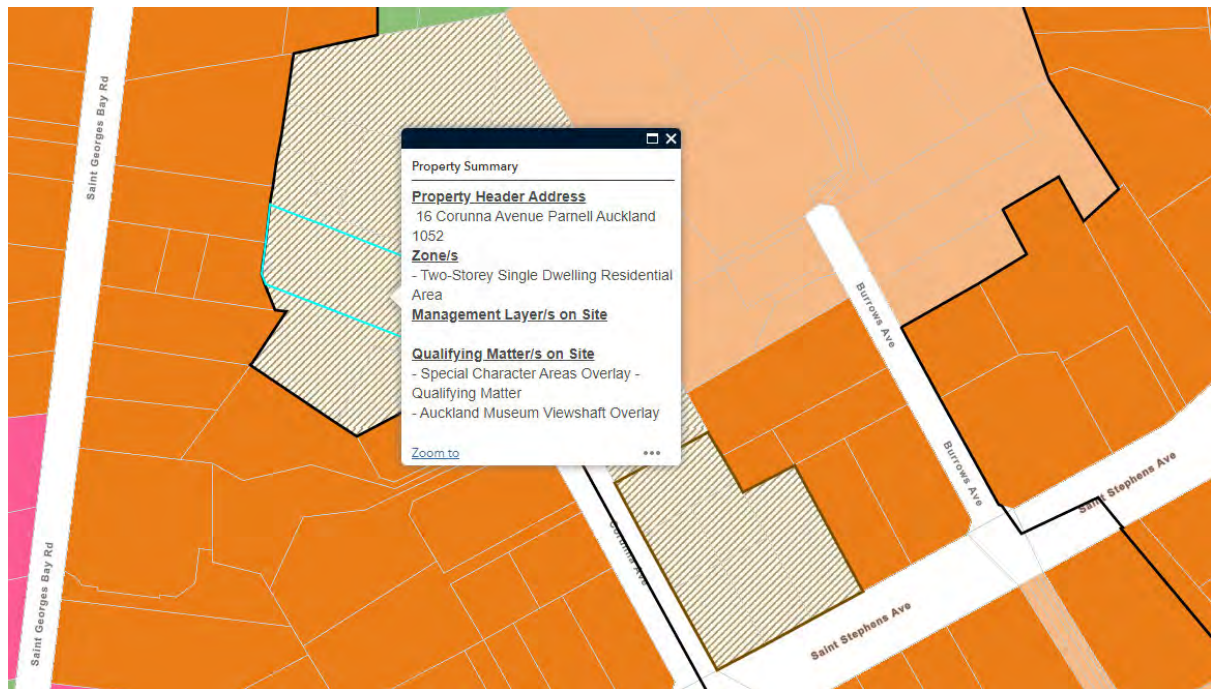


Figure 1: Proposed Zoning in Consultation Document

The submitter has the following feedback in relation to the proposed consultation:

- a) It is unclear why the standards to be applied to the new 'Two-Storey Single Dwelling Residential Area' zone need to limit the density to a single dwelling. The areas with this zone are typically located with good accessibility to services, public transport and open space.
- b) It is recommended that the Council consider allowing for the:
 - Conversion of existing dwellings to multiple dwellings rather than limiting it to the one currently provided for under the existing standard. It is not uncommon for character dwellings to have historically been converted to multiple dwellings and it is unclear why this should not be encouraged in the new standards.
 - The use of rear infill with this area should be provided for as this has no impact on the streetscape character of the special character areas. This is evident in the existing development in Corunna Avenue (see **Figure 2** below).



Figure 2: Existing infill within Corunna Ave

The submitter's concerns would be addressed if Unitary Plan was amended in the following way:

- a) Standards are included in the new 'Two-Storey Single Dwelling Residential Area' zone that allow for the more intensive conversion of existing dwellings and for rear infill housing. This would enable the more intensive use of existing housing stock and land in line with the need to intensify under the NPS-UD.
- b) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Ila Daniels

Campbell Brown Planning Limited

For and on behalf of Michael and Linda Gill as there duly authorised agent.

Date: 9th May 2022

Address for service of submitter:

Michael and Linda Gill
C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Ila Daniels

Mobile: (021) 147 9681

Email: ila@campbellbrown.co.nz

From: Trevor Lund
Sent: Monday, 9 May 2022 10:36 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Haveyoursay - SUBMISSION ON AUCKLAND COUNCIL'S PRELIMINARY RESPONSE TO NPS-UD AND MRDS

Please receive my submission on Auckland Council's preliminary response to the NPS-UD and MRDS
Please confirm receipt of this email

Regards

Trevor Lund



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**Submission on Auckland Council's Preliminary response to NPS-UD and MRD's
"have yoursay" 9th May 2022**

Submitter: Trevor Lund

This submission covers my interest in the draft preliminary proposals prepared by Auckland Council in response to the National Policy Statement on Urban Development (NPS-UD) and the Medium Density Residential Standards (MDRS).

1 Overview of submission

- 1.1 **Walking catchment:** Given the distance and the accessibility and topography of the historic character/heritage area (Freemans Bay North and South), this area is not within a practical walking catchment of the City Centre and the transport hub at Britomart and the future Aotea Station.
- 1.2 **Infrastructure:** infrastructure constraints, narrow streets and the steep contour of this historic character/heritage area make it further unsuitable for redevelopment.
- 1.3 **Heritage:** The whole of the historic character/heritage area of Freemans Bay (Freemans Bay North and Freemans Bay South) should be retained as an historic heritage precinct of high overall integrity in its current form, as this is crucial to Auckland's history and sense of place.
- 1.4 **Intensification:** Under the current Unitary Plan, there is an existing Terrace Housing and Apartment Building (THAB) zone in Freemans Bay that covers approximately 40% of Freemans Bay and already provides adequately for intensification within Freemans Bay.

2. History of Freemans Bay

2.1 Freemans Bay historic character/heritage area

Freemans Bay is one of the earliest settled areas in Auckland within a very well recognised and tightly defined geographic area. The historic character/heritage precinct is comprised mainly of housing from different eras from 1850 to the early 1900's and includes villas, heritage housing, grand villas and rows of worker's cottages (examples include Ireland and Renall Streets).

Examples of individual historic properties which highlight the historic heritage nature of Freemans Bay are in Appendix 1.

2.2 Freemans Bay intensification

Freemans Bay THAB and business mixed-use zones zoned under the Unitary Plan already provides adequately for intensification within Freemans Bay (over 50% of the suburb).

The historic character/heritage in only 40-45% of the suburb.

The proposed rezoning of large areas of Freemans Bay, will simply create “pepper potting”, just what the Unitary Plan was trying to avoid. That goes against all town planning objectives.

3. Freemans Bay Historic heritage/character precinct (Freemans Bay North and South)

- 3.1 I support Auckland Council determination that special character should be a qualifying matter
- 3.2 Auckland Council has divided the historic character/heritage area of Freemans Bay into Freemans Bay North and Freemans Bay South. Auckland Council has determined that to meet the designation of ‘high quality special character’, each area needs to meet a threshold of 75% of houses rated ‘5’ or ‘6’ under Auckland Council’s recently developed assessment tool. Freemans Bay North overall score with this tool is 67%, Freemans Bay South 78%.

I query the rankings of properties in the Freemans Bay North zone with a ‘4 and 5’ ratings. Individual assessments in some cases appear to have been unduly harsh with seemingly minor blemishes counting against properties. Architectural perfection and street visibility seem to have been given undue weight. In addition, important historic value has not been taken into account for houses with such value (including the need for protection around these properties).

I request the Council recognise the historic character/heritage area of Freemans Bay as a whole (both Freemans North and Freemans Bay South) as a qualifying matter.

- 3.3 Some small narrow streets have proposed divided zoning with one side (in part or whole) being protected and the other side not e.g. Ryle Street and Ireland Street are examples. To have small streets like upper Ireland Street with part protection on parts of the street seems to be an anomaly. There is a large number of houses on the proposed THAB side of the street which are mid to late 1800’s or early 1900’s. many of these are early workers cottages and built of native NZ timbers such as Kauri and Totara, and should be protected.
- 3.4 Overall streetscape does not seem to have been taken into consideration. An example is iconic Franklin Road. Historic housing above Wellington / England Streets has been proposed for protection, however the block between England and Middle Street is a clear deviation, yet it contains a large number of pre 1900 / early 1900 houses with one house of historic significance.

- 3.5 I believe that while assessments have been undertaken on individual properties, there should also be an assessment of the streetscape and area as a whole.
- 3.6 I support creating Special Character Sub-Areas around clusters of heritage/character houses in Freemans Bay in addition to those identified on the draft maps.

Finally, it appears that Historic Heritage Extent of Place Schedule D property is proposed to be rezoned contrary to the Auckland Council Planning committee resolution of 1 July 2021 as a matter of national importance included in Appendix A of the related agenda item.

4. Freemans Bay Walking Catchment/Topography

The walking catchment area proposed has been artificially extended, in fact - almost doubled. The start point of the measurement of the walking distance, in reality, is the main Auckland City Centre (offices, waterfront, entertainment, transit rail and bus stations). This is the basis of all previous studies by Auckland Transport and Auckland Council. Auckland Council has not presented justification for extending the walkable distance beyond the already established walkable catchment of 1.2 km from the true CBD.

The historic heritage areas in Freemans Bay are not proximate to the main Auckland City Centre (offices, waterfront, entertainment, transit rail and bus stations)

Currently residents from the historic character/heritage area tend to be recreational rather than workers walking to the City Centre. Most residents travel to the City Centre from the historic character/heritage areas by public or private transport. The topography in the historic character/heritage areas of Freemans Bay is relatively inaccessible and off-putting to pedestrians. Intensifying these areas will in fact result in additional vehicle movements rather than an increase in walking.

5. Freemans Bay Infrastructure/Soil Stability

Much of Freemans Bay North and South has very old and limited infrastructure including sewage/stormwater and streets and are not suitable for redevelopment. Even the recent upgrade to infrastructure in Franklin Road was planned on the basis of existing density in the Unitary Plan. Both from an environmental and financial point of view zoning should prioritise development in areas where existing infrastructure supports intensification.

I have been informed that the historic character/heritage areas of Freemans Bay are moderate to steep slope with potential soil stability issues. The slopes in this area are understood to be moving slowly.

6. Buffer zones

In the event an MPS-UD THAB zone abuts an historic character/heritage area, there is obviously a need for transition or a buffer zone to “soften” the height difference between the 6 storey plus, and the neighbouring one or two storied historic character/heritage dwelling . I suggest this could take the form of MUD (as modified by the MPS-UD and MDRS) as the development zone

7. Closing remarks

I welcome further consultation with Auckland Council.

I thank Auckland Council for the opportunity to lodge this submission.

Appendix 1: Freemans Bay: Historic Places/Character housing

The following table is list of some of the historic / character examples supporting FBRA submission to Auckland Council Street. Please note this is only a few examples of houses in the area with a historic interest due to the short timeframe to complete.

2 Elizabeth Street	This house was one of the earliest wooden houses built in the area. It was built around 1860 and was the home of Mr Michael Wood, who oversaw the earliest subdivision of Freemans Bay. The subdivision was known as Brookville estate (1854), which consisted of the first 121 sections in the area. The house was designed with the concept of a gold town hotel. The present owner has the deeds from the initial subdivision. The house today looks the same as the early photos
3 Elizabeth Street	1900 villa
9 Ireland Street	An example of houses on Ireland Street. Built circa 1900 (similar to many properties on Ireland Street built mid to late 1800s and early 1900s) from native timbers such as kauri and totara
72 Franklin Road	One of the oldest houses on the street rolled in on solid Kauri logs in 1862. Originally number 15 when the Waitemata Harbour ended at the Birdcage. Also, previously a parliamentary building
19 Collingwood Street	There is no Historic Heritage Extent of Place overlay, however it is a Heritage New Zealand Category 2 registered villa, built in 1879 (https://www.heritage.org.nz/the-list/details/4514). It is the only Category 2 Victorian villa in either Freemans Bay or Ponsonby. This villa has all its fully original layout, original kauri floors, totara partitions, original windows, 3 original fireplaces (still working), original Carpenter locks that would have been produced around 1870. Part of the garden actually qualifies as an archaeological site. There is an old dump pit and a well, as water only reached that street around 1882.
40 Wood Street	This house built in 1880 was the home of painter Charles Blomfield from 1880 to 1926. It has a plaque outside stating "City of Auckland

	Historic Plaque. From the street, you see a beautiful reasonable intact two-story villa.
50 Wood Street	This was the house of noted architect Mr John Currie. The City of Auckland Historic Place plaque states his local designs include the Birdcage Tavern and the Grey Lynn Fire Station. It is a perfect double bay villa and beautiful from the outside
65 Wood Street	One of 3 kauri c 1890's villas (only rated '5'
1-3 Pember Reeves Street	These two small single bay villas were previously a group of three. They were built by the harbour master who lived at 29 Arthur Street and remain in their original form
12, 14, 19 Costley Street	Three tiny cottages barged back from Thames after the gold rush ended
5 Russell Street	built in 1869 and one of the best preserved of the few remaining story and a half houses of the 1860's and 1870's. The old bakery at the top of Russell Street and the three 1920's houses below it built on what was the bakery's horse paddock
21 Arthur Street	1900 Edwardian Villa, that used to front to Wood Street. This means the grand front entrance of the house, with sweeping veranda, now faces the back of 45 Wood Street. Our home is detailed on Auckland council 1919 maps. Only scored a '4'
24 Arthur Street	On the Pember Reeves frontage to our site is a famous building /structure called "Studio 22". This outbuilding was a dwelling and is reportedly one of the oldest if not the oldest building in Freemans Bay/Ponsonby and is in original exterior condition. It warrants identification.
29 Arthur Street	The house has been modernised but still has a most unusual widow's walk on the top floor. This house was built by a local harbour master, and the widow's walk was constructed so that he could watch the sea traffic coming into the Port of Auckland. The rating was only 'neutral'
25 Georgina Street	One of the first cottages in the area
39 Georgina Street	here are three houses including ours were designed and even built by one of NZ iconic architects, David Mitchell. This house and one on Heke Street were his former residence. His works explored and represented NZ's own unique 'shed' architectural style and has huge value and influence on NZ's modern architecture. He and some other artists lived in Freemans Bay (some of the families are still living here) certainly formed part of the local history in 70's and 80's, which is recorded in a Freemans Bay chronicle in Leys Institute's collection.
11 Ryle St	Built around 1880 and we found newspaper dated 1884 glued to the scrim. There are the remains of a large historic well in the basement – outlined in brick, its diameter is 1.9metres.
25 Georgina Street	One of the first cottages in the area, it is called George Cottage.

From: Ila Daniels <ila@campbellbrown.co.nz>

Sent: Monday, 9 May 2022 10:40 PM

To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Cc: Thom Gill

Philip Brown

Subject: Feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021 - 331-335A Great North Road, Grey Lynn

Good evening,

Please find **attached** feedback on the proposed changes to the Unitary Plan to address the National Policy Statement: Urban Development and the Housing Enabling Act 2021.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to Unitary Plan.

The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Nga Mihi

Ila Daniels | [Principal Planner](#)

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**FEEDBACK ON THE AUCKLAND COUNCIL'S CONSULTATION ON
PROPOSED CHANGES TO THE AUCKLAND UNITARY PLAN TO
ADDRESS THE NATIONAL POLICY STATEMENT ON URBAN
DEVELOPMENT AND THE RESOURCE MANAGEMENT (ENABLING
HOUSING SUPPLY AND OTHER MATTERS) AMENDMENT ACT 2021**

To: Auckland Council

Name of submitter: Maggie Blake and Jeff Scholes

This submission provides feedback on the proposed changes to the Auckland Unitary Plan to address the National Policy Statement on Urban development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Housing Enabling Act). In particular, this feedback relates to land located in Grey Lynn. This property falls within the Waitemata Local Board area.

The submission is concerned with the land that is located at 331-335A Great North Road, Grey Lynn.

The specific provisions addressed by this feedback are as follows:

- a) The site is already zoned for high density housing with it being located within the Terrace Housing and Apartment Buildings Zone. This is supported by the site being located within both a walkable catchment and the public transport accessibility of Great North Road. The Council's preliminary response for NPS-UD and MDRS indicates that this area is "under investigation" as indicated in **Figure 1**.

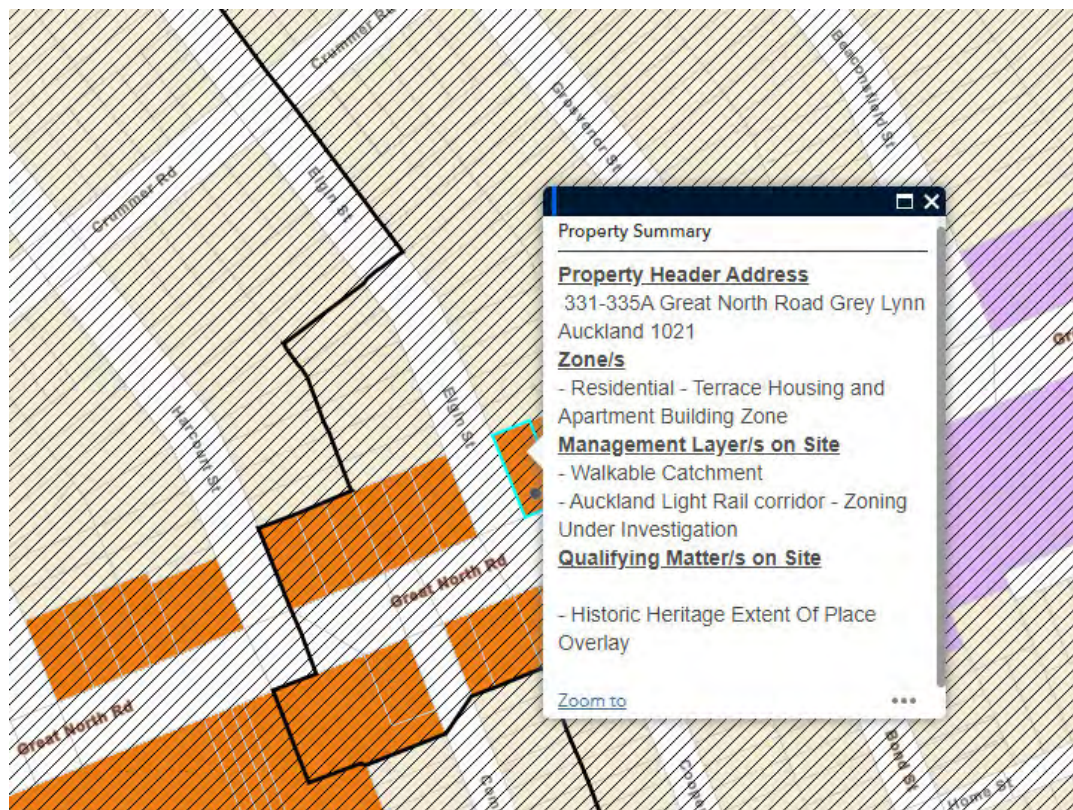


Figure 1 – Proposed Zoning

The submitter has the following feedback in relation to the proposed zoning:

- a) The site has always been zoned Terrace Housing and Apartment Buildings Zone and this aligns with the zoning strategy along this strategically important arterial road and is supported by the public transport accessibility and walkability of the area, and existing zoning context around the site. However, the extent of Heritage Overlay across the site limits the efficient use of this land resource.
- b) The site has excellent walkable access to public transport, city centre, local services, amenities and open space.
- c) There is considerable development occurring around the site along Great North Road, with 155 apartments under construction to the west at 339-359 Great North Road and the zoning to the east will allow for similar development.
- d) The submitter seeks to remove the historic heritage overlay from the southern parts of the site as shown in **Figure 2**, with the overlay and extent of place as it relates to the scheduled bakery building (ID 1673) on site remaining unchanged. This amendment would clearly fall within the scope of the proposed plan change as it relates directly to a qualifying matter.



Figure 2 – Proposed Zoning Change

The submitter's concerns would be addressed if the Unitary Plan was amended in the following way:

- a) That the area of land at 331-335A Great North Road has the extent of the historic heritage overlay reduced over a portion of the site as set out in Figure 2, with it being retained purely across the existing scheduled bakery building (ID 1673) on site.
- b) Any other changes that would address the concerns raised in this feedback.

The submitter appreciates the opportunity to provide informal feedback on the proposed changes to the Unitary Plan and thanks the Council staff and elected members for their time in considering the matters that have been raised in this feedback. The submitter would welcome contact from staff in the Unitary Plan team if any clarification or further information is required.

Ila Daniels

Campbell Brown Planning Limited

For and on behalf of Maggie Blake and Jeff Scholes as there duly authorised agent.

Date: 9th May 2022

Address for service of submitter:

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