



Date: Monday, 30 May 2022

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

Orakei Local Board

**WRITTEN FEEDBACK Vol. 6
(6407-6840)**

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Your details

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

Name: Lynn Plom

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

I don't think a blanket amount is feasible or workable for a great liveable city. Stops have to be in workable places and a community's character should also be considered, as should the actual area including steepness and accessibility for all or at least most.

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

Except "large town centre with high accessibility" - both parts of this phrase needs to be defined clearly first. I dont support this for all current local centre zones as it would likely be inappropriate for a current low density area to change to this higher density.

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

Tell us why

I oppose this strongly. "small town centres or large local centres with high accessibility" is not defined so could be abused as open to interpretation. This is not considering local character which I believe is very important for our communities. If looked at in case by case basis AND local community is consulted there may be some local communities where this may be appropriate. This process itself should be in full consultation and not rushed through as it appears is being attempted now. This could be done when the Unitary Plan is reviewed.

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 do support special character areas but this term should encompass more than just older areas and houses. The previous Auckland Urban Design Panel could be re set up to do this. It definitely needs these type of design specialists to consider and identify these special character areas.

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

Tell us why

Review of character was extensively considered, by residents and experts and agreed upon when the Unitary Plan was developed and nothing has changed since then, other than government (mostly politicians not based in Auckland) putting housing shortages ahead of character. There are not enough of these areas to make much of a difference to housing numbers but would adversely affect Auckland's overall character if they went ahead.

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

Tell us why

I could not read this on the map

Infrastructure constraints

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

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

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

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

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

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

Tell us why

We can't ignore infrastructure restraints as that would cause many more problems. Eg water and waste water needs to be addressed to build safe and healthy homes and communities.

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)

Qualifying matter should include area that may be attractive streetscapes that include planting architecture and how the area is laid out combining to make it attractive.

Important privacy information

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Name: Peter Barnard

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Intensification inside walkable catchments

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

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

Tell us why

We are covering the land with concrete to its detriment and ours. Only two solutions intensification (arguably to our detriment) or population stability or reduction. We need more large public green spaces as the high density housing makes creating one's own green space more difficult.

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

Tell us why

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Intensification around town and local centres

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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

But add green park space

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

But add green park space

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

I think there will be massive loss of amenity to many of those within and adjacent to these intensification areas. This should be compensated.

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

Tell us why

I think there will be massive loss of amenity to many of those within and adjacent to these intensification areas. This should be compensated.

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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?** Other

Tell us why

That is backwards thinking

Other qualifying matters

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Name: Megan Jaffe

Name of organisation/business:

Your local board: Ōrākei

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

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

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

Tell us why

its essential to preserve the character of our city and not allow the destrution of our arhitectural heritage

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

Tell us why

the areas have been assigned in clumps. some houses in the clump have no special feastures. And some heritage houses are in non protected zones. each house in special character area needs to be individually evalATED AND PROPLE NEED TO HAVE THE RIGHT TO OBJECT

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Name: Michelle Szecket

Name of organisation/business:

Your local board: Ōrākei

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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

It's time we put housing needs above nostalgia

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

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

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

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Your details

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

Name: Craig Mathews

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The walkable catchment should be far greater in the City Centre as this is where the most amenity is. I would like to see a walkable catchment of 2400 metres (30 minutes) for the City Centre. A Business - Mixed Use Zone should be used instead of a Terrace Housing and Apartment Buildings zone.

Most people spend at least 30 minutes in their car commuting, even from relatively central suburbs (e.g. in peak traffic it can take at least 30min to drive from St Heliers). Increasing the walkable catchment to 2400 avoids the need to pay for parking or pay/ wait for public transport.

With bikes and e-mobility people can access the City Centre easily from this 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 further

Tell us why

'Larger metropolitan centres should have a wider walkable catchment of 1600 metres (i.e. 20 minutes walking) and 800 metres for elsewhere. I'd suggest the following areas be deemed "larger metropolitan centres" on the isthmus:

- Newmarket (central south)
- Onehunga (south)
- St Lukes (west)
- Sylvia Park (east)
- New Lynn (south west)

Many people are willing to walk further than 10 minutes to access jobs, services and opportunities that the metropolitan centres provide and again with bikes and e-mobility people can access the City Centre easily from this distance.

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

Tell us why

Walkable catchments should be 1,600 metres (20 minutes) for Rapid Transit Stops in the isthmus, and 800 metres (10 minutes) elsewhere.

I currently walk 2km from my home to Glen Innes railway station, it is absolutely feasible, taking ~20 minutes. 1,600 metres is not very far to walk for Rapid Transit.

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

In my view Special Character Area overlays are an attempt by council to undermine the NPS-UD.

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

In Auckland, people are often willing to walk further than 10 minutes for rapid transit. Auckland Council research (Wilson, 2013) shows that many rapid transit stops have a walkable catchment larger than 800 metres, and that walking is often the dominant mode up to around 2,000 metres. There have been many network improvements since 2013 which will only incentivise walking more.

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

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

This will support:

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

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

Intensification around town and local centres

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

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

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

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

Tell us why

I support upzoning adjacent to town centres.

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

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

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

Tell us why

I support upzoning adjacent to town and local centres.

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

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

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

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

This issue of the Council seeking to protect 'Special Character Areas' makes me furious.

It's calculated gerrymandering by Council.

I've heard various specious arguments regarding the value of 'Special Character Areas', including their 'uniqueness' in a global context and therefore draw for tourism.

Where are the bus tours around Special Character Areas? Where is the collateral advertising these tourist traps? Where is UNESCO declaring these a global cultural icon?

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

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

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

Tell us why

They are a joke.

Basically a belt around the Central City in areas with the greatest access to transport and existing amenities.

The proposed Light Rail route will traverse a 'Special Character' area in Kingsland and Mt Eden - two suburbs with the greatest transport access. This makes a mockery of that investment as these areas will constrain intensification in these prime locations where more people should be allowed to live.

There are, frankly, absurd examples of properties included in the draft planning map - e.g. 1200 Dominion Road.

Go to Google street view and marvel at the 'Special Character' of this property.

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

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

Special Character overlays in central suburbs - the areas with the greatest access to transport and existing amenities - are significantly limiting sustainable housing development and low emission neighbourhoods.

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

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

Tell us why

Again a joke for the same reasons outlined in the previous question.

But even more so.

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

Infrastructure constraints

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

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

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

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

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

Tell us why

Proposing to list infrastructure constraints as a qualifying matter is an obscene cop-out.

The Council planning maps, in allowing for intensification further from the city centre whilst protecting Special Character Areas will result in inefficient infrastructure constraints. Intensification in existing CENTRAL urban areas is a more efficient use of infrastructure, compared to delivering infrastructure miles away to greenfield development on the sprawling outskirts of the city.

Prioritisation should be given to funding infrastructure in CENTRAL suburbs to encourage CENTRALISED intensification.

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

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

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

Other qualifying matters

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

These additional qualifying matters include:

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

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

I don't have any other comments on qualifying matters other than to state that I'm just so thoroughly fed up with some Auckland Councillors doing quite literally everything within their power to undermine this legislation that has unusual bipartisan Central Government support.

These Councillors are captive to a small (and naturally decreasing in number), vocal band of residents in Auckland who no longer represent the views of those who will be living in this city for the next 50 years, not just the next 10-20.

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Name: John Dalzell

Name of organisation/business: Silk Road Management

Your local board: Ōrākei

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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

Tell us why

It is noted Council's response includes enabling more high-density development for those properties located within a 10-minute walk (800m) around train stations - enabling at least six-storey development, which is supported

Intensification around town and local centres

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

Tell us why

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

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

Tell us why

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

Tell us why

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

Tell us why

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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

Support PCNZ submission on this matter

Other qualifying matters

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While qualifying matters will apply these need to be properly justified; we are submitting evidence to support the intensification on site following work completed by Boffa Miskell (volcanic view shafts) and Initia (Geotech).

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9 May 2022

AK Have Your Say
Auckland Council
Auckland 1142

Email: akhaveyoursay@aucklandcouncil.govt.nz

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

1. Summary

- 1.1 We welcome the opportunity to submit to Auckland Council on ***Government's new housing rules: What it means for Auckland.***
- 1.2 As purchaser of 130 Ascot Avenue, Ascot Park, Remuera we provide further information relevant to this site Auckland Council notes as "Under Investigation".
- 1.3 We have also participated as part of the NZ Property Council working group who have made a separate submission on wider issues.

2. Recommendations

- 2.1 Specific to the subject site 130 Ascot Avenue, we recommend Auckland Council considers in completing its investigations and notifying its final plans:
 - The nature of the proposal detailed in the Resource Consent Pre-application meeting dated 18 March 2022 through the Premium consenting team, refer ***Appendix A***;
 - Work completed by Boffa Miskell in respect of the Volcanic View Shafts and how this may influence the site capacity for height on the subject property; and
 - Take note of the detailed Geotech investigations recently completed onsite by Initia which concludes that the Auckland Council mapped anomalies are likely the result of scoria and ash within the basalt and no significant voids were observed to be present (some small cavities observed however were <0.5m and do not appear continuous).

Silk Road Management Limited
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Auckland 1010, New Zealand

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Private: johndalzell.nz@gmail.com
+6421949265

3. Background

- 3.1. The property comprises 1.4307 hectares of land (Lot 1 DP 406738) situated in the southwestern corner of Ellerslie Racecourse, bordered by the Southern Motorway, the Avenue of Palms and Mitchelson Street. The Mixed-Use zoning provides for a range of uses including residential, commercial, and healthcare services.
- 3.2. Barfoot and Thompson (BT) marketed the property for sale - Deadline Private Treaty (unless sold prior) which closed Wednesday 17 November 2021. Silk Road Management Ltd (Silk Road) with the support of TLC Modular Vietnam (TLC) 60% owned by Goldman Sachs have a contract for the Sale & Purchase of the land with the owner the Auckland Thoroughbred Racing Incorporated.
- 3.3. The proposed development will on completion comprise a vibrant mixed-use complex of several buildings located within Ascot Park.
- 3.4. A total of 400 apartments are planned, in both Build-to-Rent and Build-to-Sell format, supported by retail and commercial co-working accommodation contained within either the podium or some of the ground floor levels of the buildings.
- 3.5. In summary, the project has the strong potential to contribute in a significant way to the urban fabric of Auckland and provide a leading exemplar of mixed-use activity in a sought-after transit-orientated development location.

4. Submission

- 4.1. The subject site being located within 480m walking distance from the Greenlane train station is a prime candidate for intensification and is well able to support further height of between 5-14 levels and corresponding GFA on site.
- 4.2. It is noted Council's response includes enabling more high-density development for those properties located within a 10-minute walk (800m) around train stations - enabling at least six-storey development, which is supported.
- 4.3. While qualifying matters will apply these need to be properly justified; we are submitting evidence to support the intensification on site following work completed by Boffa Miskell (volcanic view shafts) and Initia (Geotech).
- 4.4. The AUP Volcanic view shafts, have been mapped to site and the proposed height re-distributed to take account of the Boffa Miskell analysis and advice. In summary, Building 1 height cannot exceed 5 levels because of the Volcanic view shaft but other building sites are much less affected and can accommodate between 9-14 levels. Refer **Appendix B** Boffa Miskell analysis attached.



- 4.5. Initia found no evidence of lava caves present within locations as was inferred on existing Auckland Council Precinct Plans for Ellerslie. However, there still exists a risk of accidental discovery as more tightly spaced investigations are completed, and construction commences. This risk is not able to be reduced to zero due to the highly variable nature of basalt flows, however we submit can be adequately covered by conditions of consent and normal accidental discovery protocols.
- 4.6. The Initia report is expected to be complete and available shortly. We can provide a copy to Auckland Council to assist with ongoing investigations. In the meantime, attached to this submission is a record of the Geotech investigation sites, refer **Appendix C**.

5. Further submission consistent with PCNZ

- 5.1. In the draft proposal, Auckland Council has not proposed any changes to the zoning rules in mixed-use and business areas. We believe that the importance of mixed-use and business areas as a source of land for higher density housing, will continue to grow overtime. For example, areas such as the mixed-use precinct bordering Ellerslie and Greenlane are expected to see future growth in residential development. As such, it is important that Auckland Council carefully consider the regulatory alignment of residential and mixed-use zones.
- 5.2. Mixed-Use Zoning holds the potential for residential developments of 8-14 storeys. The ways in which these areas relate to each other, as well as to residential zones will be of great significance.
- 5.3. The PCNZ included in their recommends to Auckland Council the importance of ensuring there is alignment between residential zones and mixed-use zones, to prevent unintended design consequences and to ensure that arbitrary boundaries do not unduly restrict otherwise viable developments in suitable precincts. We support this submission.

Yours sincerely,



John Dalzell
Managing Director
Silk Road Management Limited



Ascot Road development

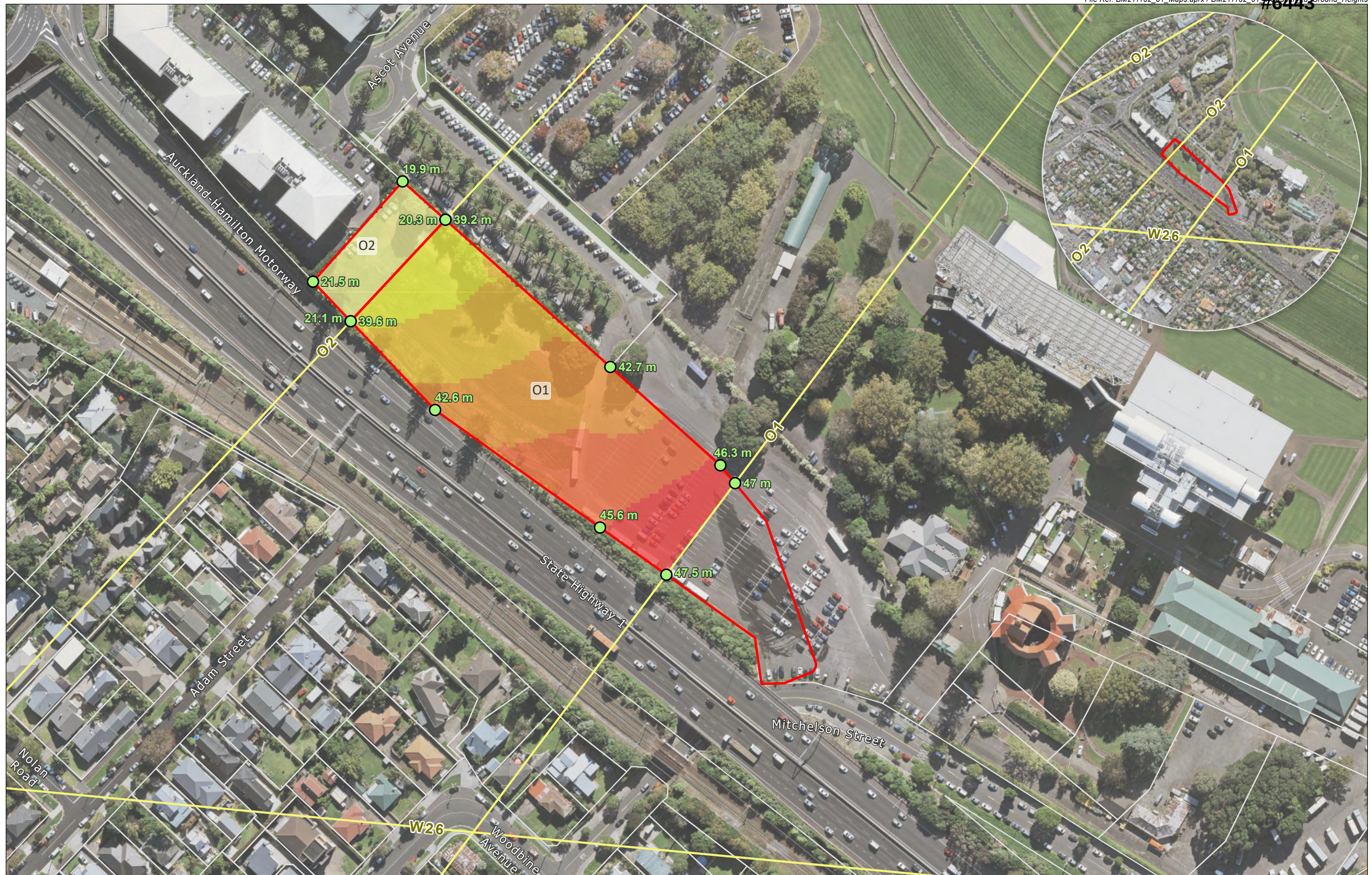
Meeting Record

Date	18/3/2022	
Regulatory Team	Name	Role
	Tracey Grant	Principal Project Lead
	Jennifer Valentine	Processing Planner
	Rebecca Skidmore	Landscape and Urban design
Applicants team	Name	
	John Dalzell	Project sponsor
	Ali Sawyer	Managing Director TLC
	Rus Oliver	TLC Concept Architect
	Rachel de Lambert	Boffa Miskell
	Hamish Aitken	TLC New Zealand GM
	Don Greenaway	Auckland Racing Club (Vendor)
	Oliver Russell Ian	TLC - Siagon
	James Bardebbs	Purchaser Agent
	Vijay Lala	Planner for racing club
	Apologies - Matt Norwell - Barkers	
Purpose	Initial meeting to discuss urban design and landscape elements of proposed development	
Proposal	Applicants team ran through the proposal: • This site has the ability to develop in an integrated way, and to be market affordable. Need to build at a level of intensity that wasn't contemplated during the previous Plan Change – but is consistent with the way national policy is heading. Noted suitability for greater intensity based on proximity to PT and range of amenities • Core activities: Residential build to rent, residential build to sell, aged care, retail • Consulting with Sisters of Mercy to provide for aged care • Consent Application lodgement target June 2022. Decision end of 2022 • Need to complement future plans for Ellerslie race course and Ellerslie conference centre • Important to build at a cost advantage - build in modular format and avoid digging (due to geotechnical constraints) • Free standing stackers for cars and staged proposal – 350+ units spread across 3 stages • Unique site – large (14000m²) with 14m drop on site (north to south). • As move down the site – proposed buildings get higher to achieve density. • Train station less than 500m away – great opportunity for housing near public transport in accordance with national direction	

	• 6 towers – Range from 5 storey to 13/14 storey (building 6). Buildings 1 – 5 have the restriction of the volcanic view lines. All the buildings are beneath volcanic view line. • Applicant noted that the red dashed line could be taken off the plans as it's no longer relevant • Overall site has a lot of amenity. • Race course is staying in Auckland • Linear site – intention always was to have linear buildings • Some variation is proposed – including roof line variation • Western boundary will need to be screened and buffered • Apartments will have great outlook and access to open space. Wider amenity is Cornwall Park. • Not many close neighbours
Volcanic view shaft	A discussion was held on the volcanic view shaft. Rachel clarified that the southern part of the site isn't covered by the viewshaft. Because the site is falling away, and the viewshaft is a flat line, the southern part of the site provides for greater height anyway – and building 6 is not covered by it.
Lava Caves	Planning maps show Lava caves present on site. Applicants team noted: • Andy Wakeland has looked into it and various reports have been found • Data in 2015 – Area 1 was reasonably well mapped. Data found it was voids rather than caves. • Recognised it was a constraint that will need to be assessed Action TG to send through information received to date from the Natural Specialist team at Council. Post meeting note: Information sent through and meeting with Natural Specialist team scheduled for 1/4/22
Roading	Jennifer queried who would deliver the new road (sub-precinct C) and whether this would form part of the application. Applicants team noted that as part of sale and purchase, purchaser is required to complete the road extension. Road has been conceptually designed. Stephen Hewitt (Beca) has input into the process. Roundabout previously proposed at Mitchelson Road is no longer proposed. Reasons include: • Roundabout may assist rat running • Presence of overland flow path • Allows for retention of a phoenix palm and Pohutukawa tree. Intersection at Mitchelson will be partially vested. Applicant recognised that AT will need to review new proposal.

	Rebecca noted that it would be useful to see the proposed road location and layout with the Precinct Plan overlaid. The applicant confirmed this will form part of the resource consent application. Action: applicant
Economic Assessment	Jennifer noted that the precinct provisions require a retail and economic effects assessment on the proposal's effects on Ellerslie. This was acknowledged by the applicant who noted that the proposed retail on site is focused around convenience for the residents – chemist / hair dresser/ wine shop/ café and a small Four Square type shop. Potentially will have a shared working space.
Overall context	Rebecca advised: • Would like to see more context analysis to see how this site integrates and fits with the wider area (both existing and enabled by various precincts) • Sites in the area have been developed as largely standalone, with poor integration between sites – need to understand how this site will integrate with existing sites and the framework of streets • Key to understand is pedestrian connectivity. The site is close to train station. However, the access is circuitous with poor legibility, amenity and safety. • Buildings are a lot higher than anticipated in the AUP precinct. We need to understand how the buildings will fit in within the wider context, in terms of site configuration and building mass. • Site layout overlayed with precinct plan would be useful to show comparison. • Precinct provisions are very detailed – with emphasis on assessment criteria re: landscape design and vegetation and building design. The applicant team were pointed to these in the first instance to guide the design response for the Site. The RC application will require a full assessment against these provisions. • Precinct protects a lot of vegetation and stonewall along the Avenue of Palms frontage– so understanding entrances and where breaks are provided is important. • A plan is required to show the layout of the buildings and how they will interface with adjacent spaces. Including how architectural treatment intends to engage with street environment. How building address the street, and people access street. The Precinct provisions provide clear guidance in relation to these matters. Regarding the train station connectivity, applicants team advised that currently there is not alot of catchment to the east – so that is why this connection hasn't been improved. They will advance the drawings to address Rebecca's concerns
Stack parking	A discussion was held on the proposed stack parking. Applicants team noted that stack parking will be located within 2 separate structures in the bottom of the building. They are still investigating options. 3D perspectives with landscape and stackers and access will be provided.
Modular buildings	A discussion was held on the proposed modular buildings. Rebecca is keen to understand architectural and façade constraints of modular buildings.

	Applicant noted that the current consented development in Dominion Road is an example of modular builds. Modular builds have more design flexibility because they are all engineered (rather than retrofit changes). A consideration is how they are transported to site. This particular modular construction methodology is one, that once complete, you shouldn't be able to tell that its modular. There are no limits on façade treatment, and façade is applied as if it's an in-situ building, and includes the ability to provide depth to the facade – only restriction is cost.
View points	A discussion was held on viewpoints for visual simulations to support the Landscape and Visual Effects Assessment. Rebecca's initial thoughts are that she understands the rationale for the height strategy – with lower buildings in the north transitioning to higher in the south. She agrees the land doesn't have a large immediate viewing audience. However, she will need to undertake a full assessment before commenting on whether the proposed height is appropriate. Rachel noted the following viewpoints as a starting point for informing the assessment: • approaching site on southern motorway from south • heading southeast down Ascot Ave after crossing Remuera road is a key view point, • other side Greenlane Rd, as entering into roundabout, good views looking back to the site. Those three viewpoints capture public and private view Rebecca queried whether there was a viewing audience from further afield along Ladies Mile? Rachel will consider, but noted it was a long way away and unlikely to be a clear visual connection. Jennifer noted she was also interested in residential properties on the western/south western side of motorway.
Hazards	Jennifer noted that a large overland flowpath extends through the site. A Hazard Risk Assessment will be necessary to support the resource consent application. The applicant is already addressing this.
Planning	Tracey noted that the proposal needs to assess the implications of the Wallace High Court decision.
Other	Applicant noted they would send road plans to Tracey Action: Applicant Tracey noted that a formal pre-application meeting should occur with Auckland Transport and engineers present. The earlier this is booked the better due to time commitments and the importance of the road connection. Action Applicant to advise if they want preapplication meeting organised.





NOT FOR CONSTRUCTION			
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY INITIA			
APPROVED: DRAFT			
A	INVESTIGATION LOCATION (31/03/2022)	JG	DATE:
Rev	Revision Description	Designed	Drawn
		Checked	Scale
			AS SHOWN
			Original Size
			A3



Unit 6, Level 1, 114 St Georges
Bay Road Parnell, Auckland, 1052

Phone: +64 09 977 0460
Email: enquiries@initia.co.nz

SILK ROAD MANAGEMENT LIMITED

130 ASCOT AVENUE, GREENLANE

GEOTECHNICAL INVESTIGATION
LOCATION PLAN

Initia Project ref:	P001306
Figure Number	1306-001
Revision	A



ASCOT MIXED USE DEVELOPMENT
AUCKLAND. NEW ZEALAND

Prepared for Silk Road

Prepared by Arch+Connexion Limited

March 2022

Issue 3



Arch+Connexion

A+C are leaders in the modular built environment,
producing intelligent responses that engage, activate
and serve those who use them.

A+C understand the value of working with others to
reveal opportunities and optimize design
outcomes, including collaborations with clients,
communities and user stakeholders.

Experts in their field A+C have the knowledge and
vision to provide smart, feasible, robust design that is
functional, fresh and life enhancing.

This success is born out of an open studio based
approach of principle led design on each project
supported by a talented team of
architects / designers & TLC.

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BLOCK LAYOUT LEGEND	201
BLOCKS ZONE B — D	202



New Zealand: Level 9, 51 Shortland Street, Auckland CBD.
Vietnam: Level 5, 2 Thi Sach, District 1, Ho Chi Minh City.



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Level 5, 2 Thi Sach, District 1, Hồ Chí Minh, Vietnam.

Conceptual & Master Planners
Modular Specialists
Residential & Hospitality



FROM MOTORWAY ALONG SW BOUNDARY LOOKING NORTH



FROM MOTORWAY ALONG SW BOUNDARY LOOKING EAST



FROM MITCHELSON STREET SOUTHERN BOUNDARY LOOKING NORTH WEST



MITCHELSON STREET UNDERPASS LOOKING ALONG SW BOUNDARY



ASCOT AVENUE ENTRY LOOKING ALONG NE BOUNDARY



ISLAND LANDSCAPE



ASCOT AVENUE ENTRY LOOKING ALONG NE BOUNDARY



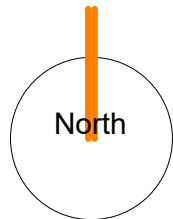
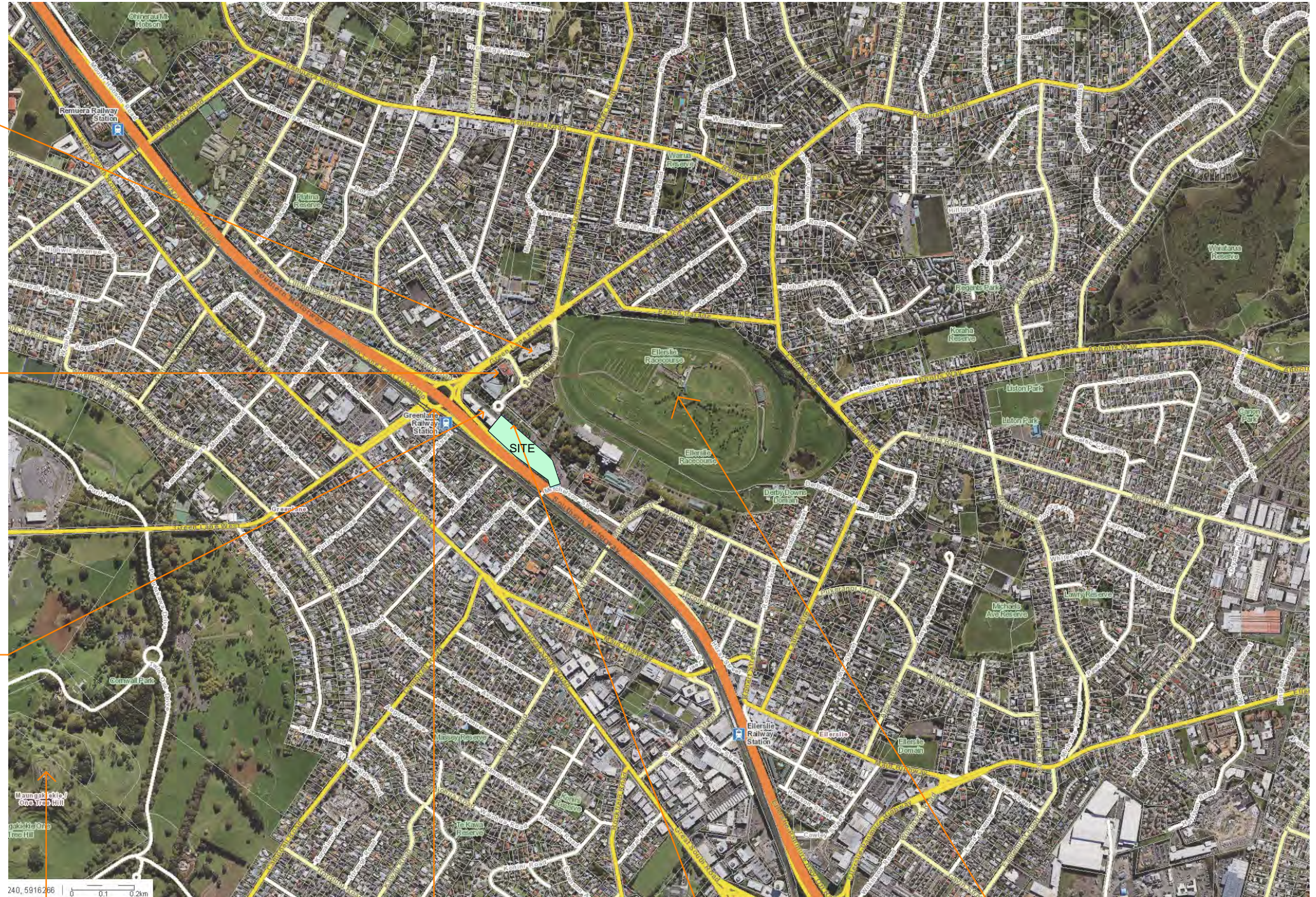
Ascot Hospital



IBIS HOTEL ELLERSLIE



ASCOT OFFICE PARK



ONE TREE HILL



GREENLANE RAIL STATION



ASCOT AVENUE SITE ENTRY

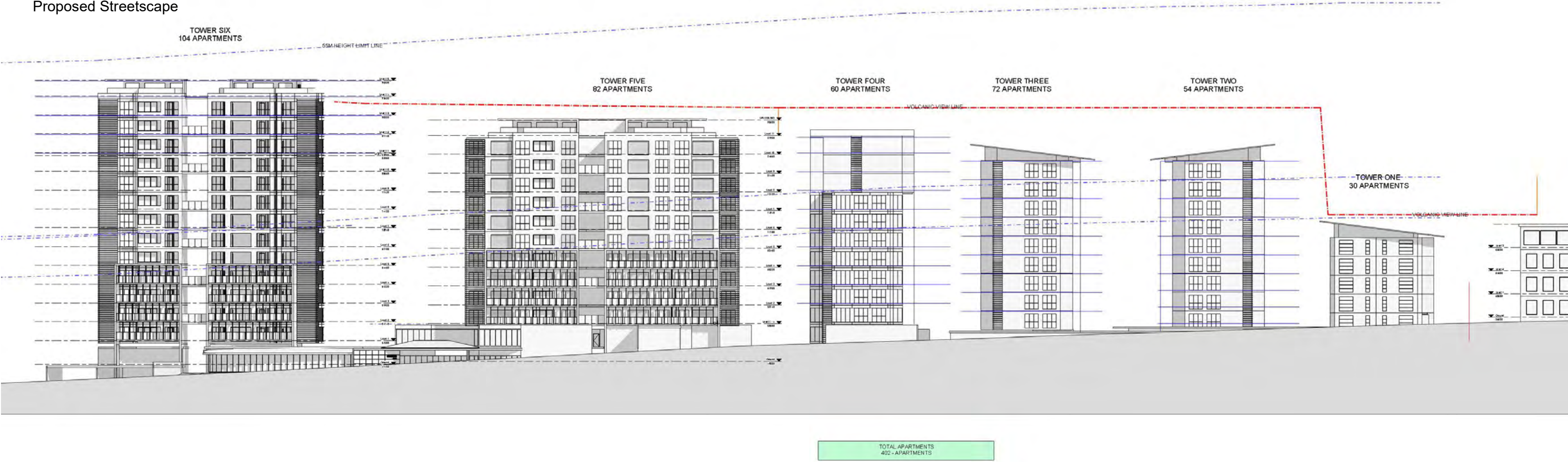


ELLERSLIE RACE COURSE

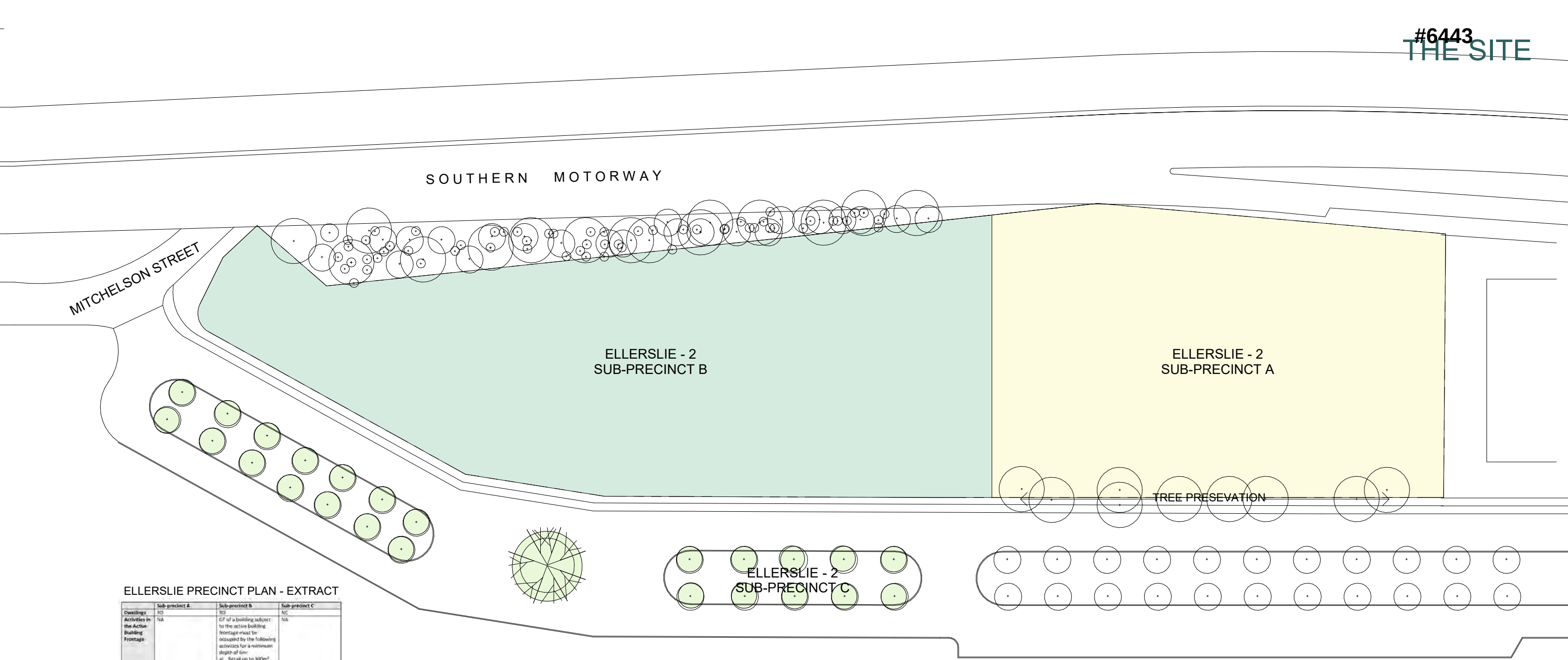




Proposed Streetscape



Proposed Streetscape

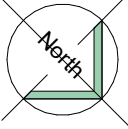


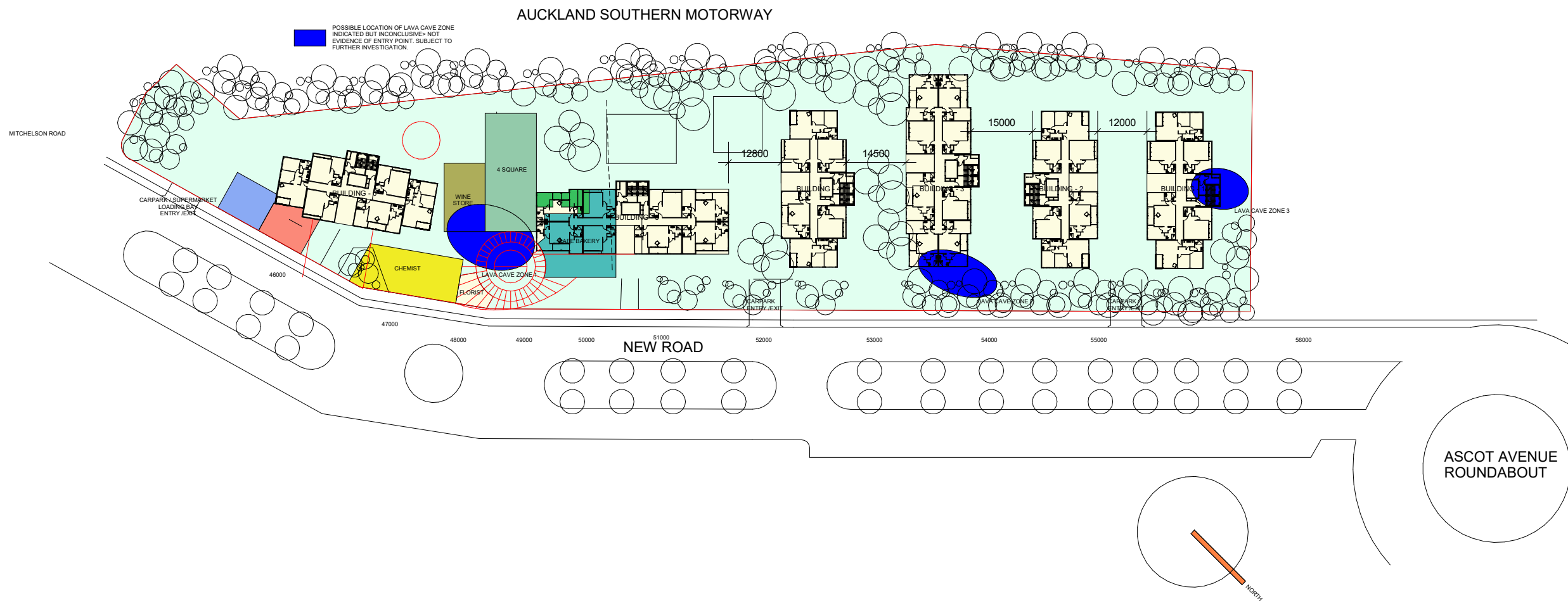
ELLERSLIE PRECINCT PLAN - EXTRACT

	Sub-precinct A	Sub-precinct B	Sub-precinct C
Dwellings	RD	RD	NC
Activities in the Active Building Frontage	NA	GF of a building subject to the active building frontage must be occupied by the following activities for a minimum depth of 6m: a) Retail up to 300m ² CFA or b) Food and bev	NA
Height	18m occupable	27m (25m occupable, 2m roof form)	18m (16m occupable, 2m roof form)
HBFB	NA	NA	NA
Building setback at upper floors	Setback 1m after 27m height		
Max tower dimension	Max plan dimension of that part of the building above 27m must not exceed 55m		
Active Building Frontage	(1) Buildings subject to the active building frontage must: (a) be set back no greater than 6m from the private road frontage; (b) align the site frontage adjoining sub-precinct C (private road) for at least 80 per cent of its length; (c) have a minimum height of 6m for a minimum depth of 6m from the site frontage adjoining sub-precinct C (private road); (d) provide clear glazing for at least 60 per cent the surface area of the building facade at the ground floor; and (e) provide clear glazing for at least 40 per cent the surface area of the building facade at the upper floors. (2) Where a building is setback from the private road frontage, the space between the building and private road frontage must incorporate landscaped areas, pedestrian amenity areas or outdoor eating areas. (3) The ground floor of a new building subject to the active building frontage must be no more than 3m above or below the level of the site frontage adjoining sub-precinct C (private road). (4) Vehicle access to parking and service areas must not occupy more than 10 per cent of the site frontage adjoining sub-precinct C (private road).		
Building coverage	For each site area identified on the Ellerslie 2 Precinct plan 1: • Max 80% for that part of the building up to 7m in height • Max 35% for that part of the building between 7m and the max height specified above		
Site Area	• Site areas may be modified in area by up to plus or minus 10 per cent. • Side boundaries of site areas may be moved up to 15m in either direction		
Building platform	Buildings must be constructed within the building platform identified on the Ellerslie 2 Precinct plan 1.		
Landscaping	• Minimum landscaping for each site area identified on the Ellerslie 2 Precinct plan 1 is 15 per cent. • Landscape buffer of 2m in depth must be provided between the street and carparking, loading or service areas which are visible from the street frontage		
Outlook space	• Principal living room – 6m depth x 4m width • All other habitable rooms – 3m x 3m		
Min dwelling size	• Studio – 30m ² • 2m+ bedrooms – 45m ²		

1 The Site
1 : 350

ZONING: BUSINESS - MIXED USE
PRECINCT: ELLERSLIE SUB-PRECINCTS A, B AND C
SITE AREA: 14,283 m2 (To be verified)

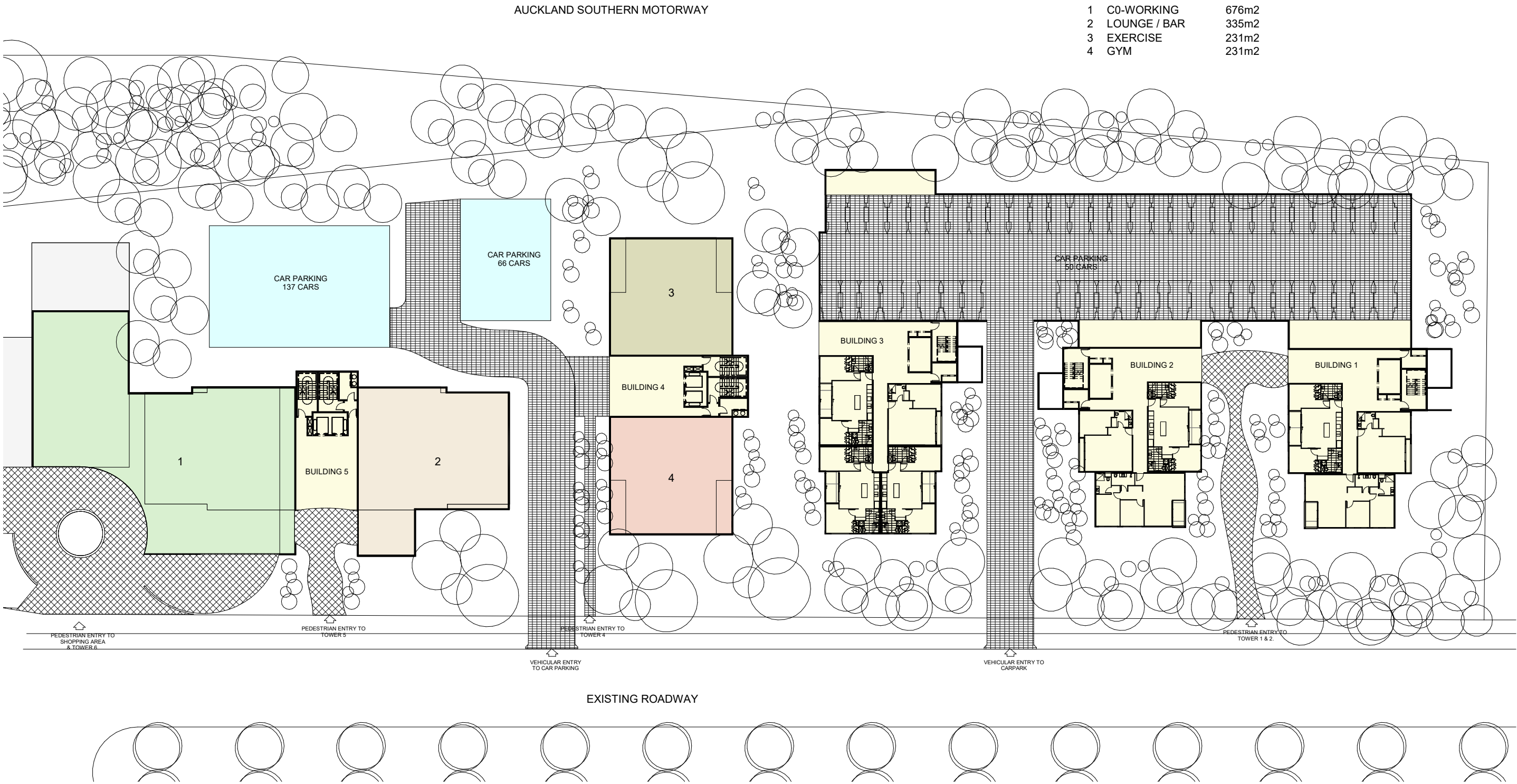




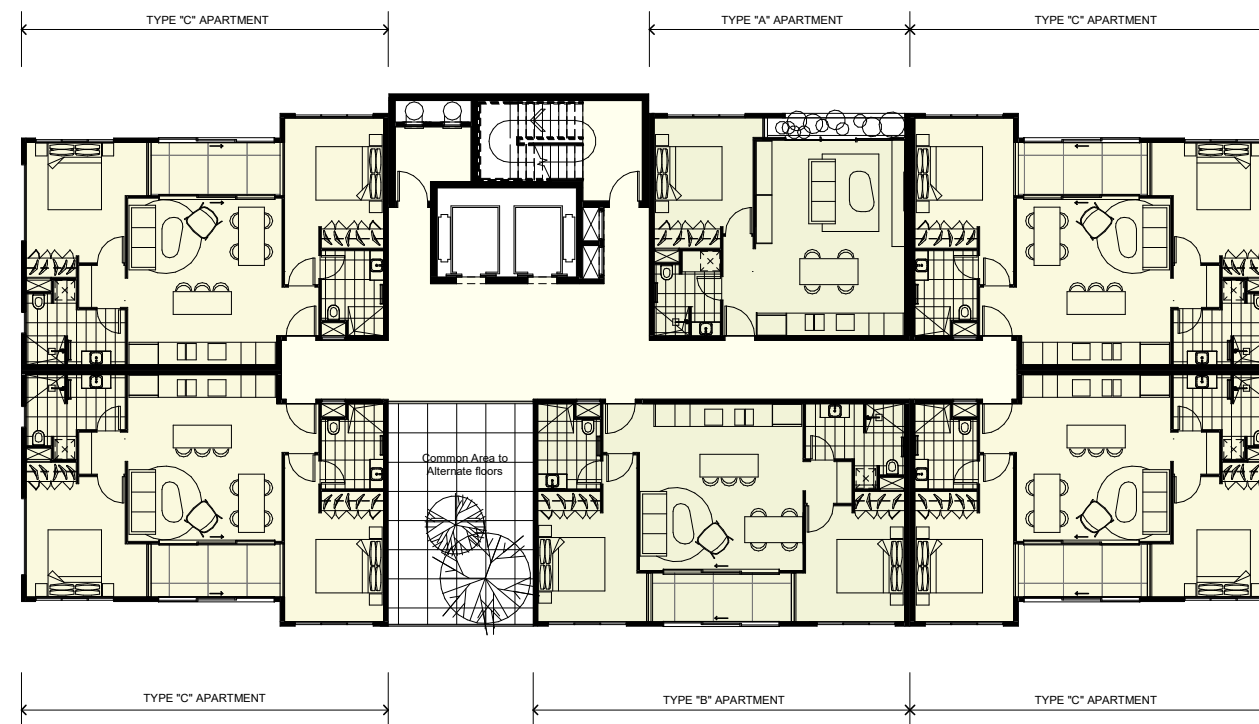


1	CAFE / BAKERY	312m2
2	4 SQUARE MARKET	352m2
3	WINE STORE	164m2
4	DRY CLEANER	94m2
5	HAIR SALON	150m2
6	FLORIST	50m2
7	CHEMIST	272m2
8	BIKE SHOP	120m2
9	CAR SHARE	92m2
10	CHILD-CARE	241m2
11	ALFRESCO AREA	
12	PUBLIC AMENITIES	32m2
13	CLEANERS STORE	
	PUBLIC CIRCULATION	455m2

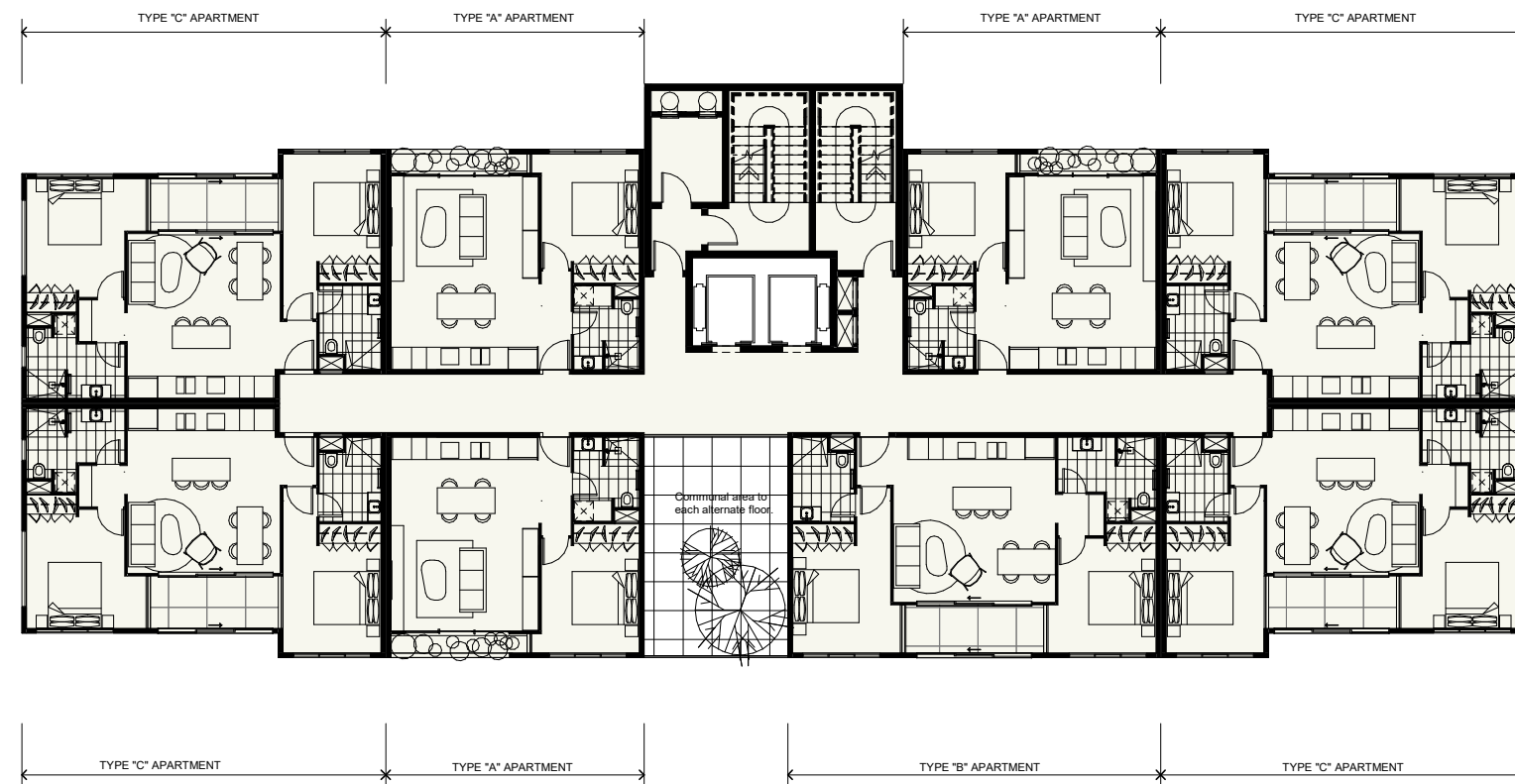
1 RETAIL LEVEL
1 : 200



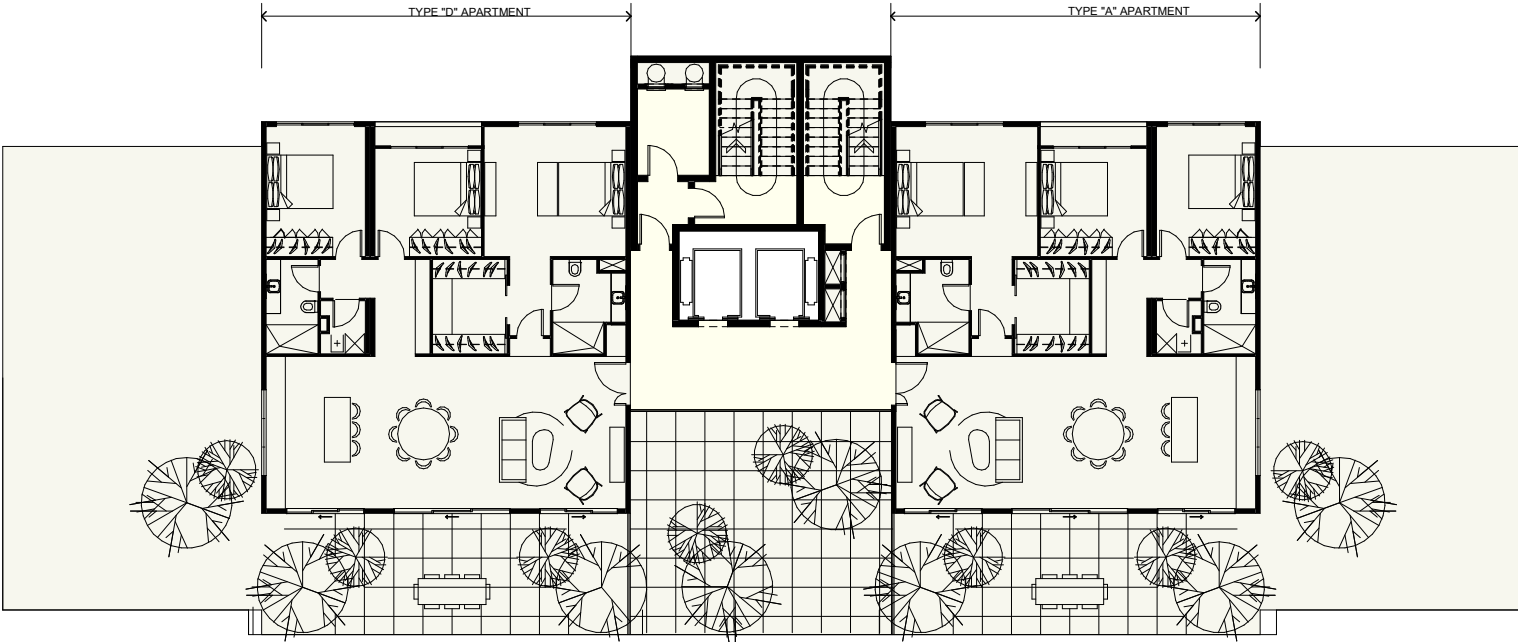
CO-WORKING LEVEL -
1 Callout 1
1 : 200



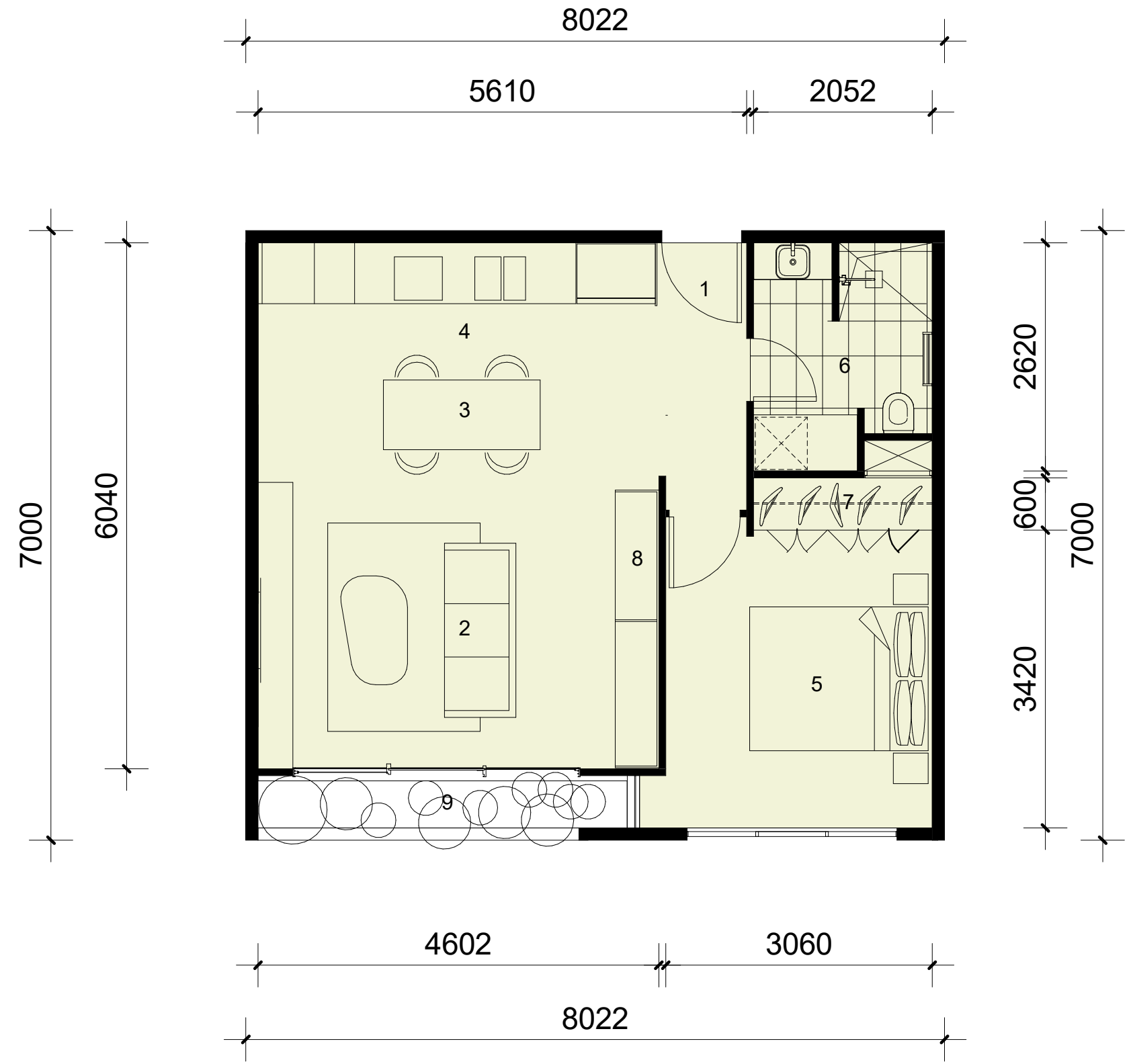
1 TYPICAL FLOOR LEVEL 1, 2, 4.
1 : 100



1 TYPICAL FLOOR - TOWERS 3, 5, 6
1 : 100



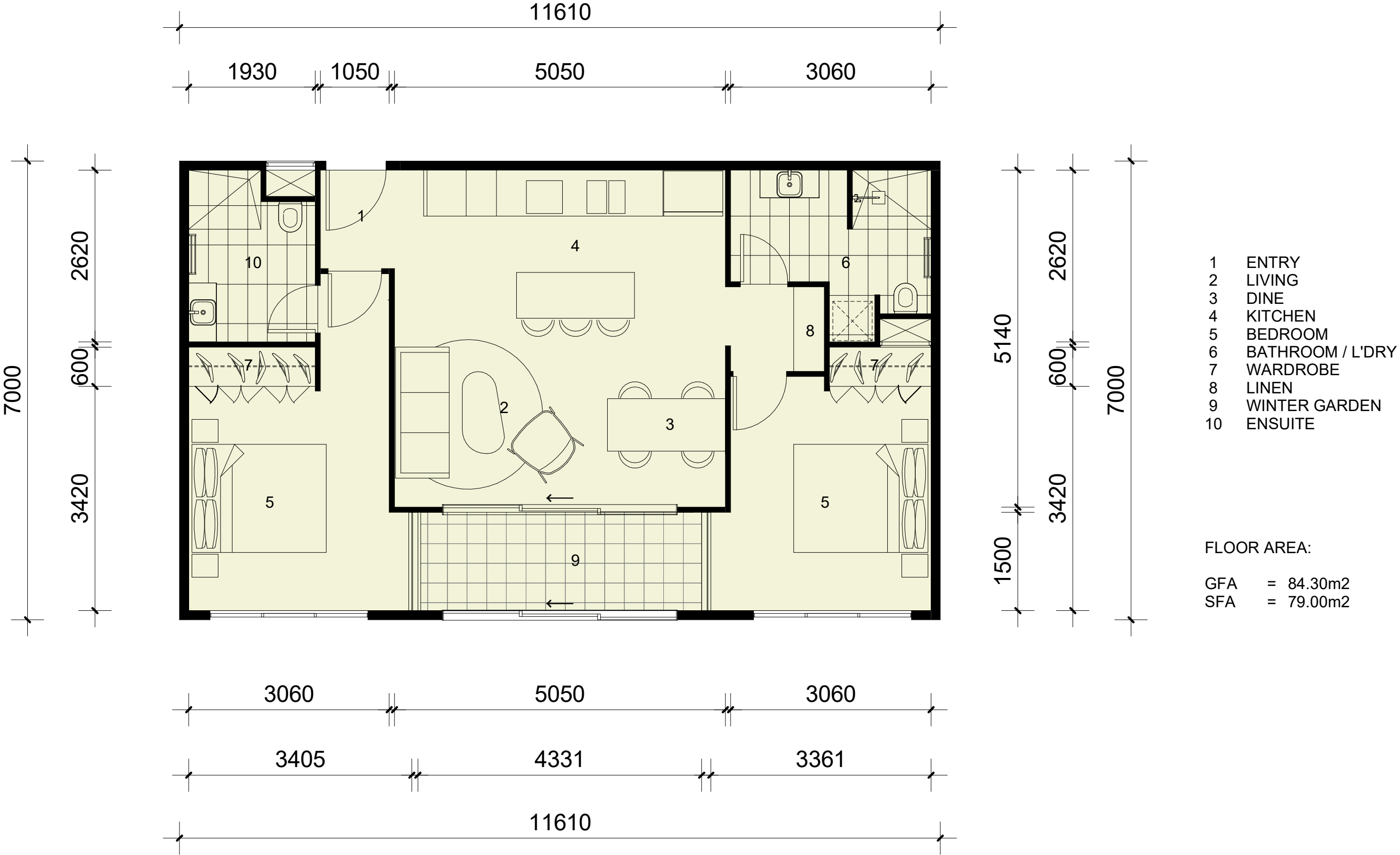
1 PENTHOUSE LEVEL TOWERS 4, 5, 6.
1 : 100



- 1 ENTRY
- 2 LIVING
- 3 DINE
- 4 KITCHEN
- 5 BEDROOM
- 6 BATHROOM / L'DRY
- 7 WARDROBE
- 8 LINEN
- 9 PLANTER

FLOOR AREA:
GFA = 53.175m2
SFA = 49.000m2

1 TYPE "A" APARTMENT
1 : 25



1 TYPE "B" APARTMENT
1 : 25

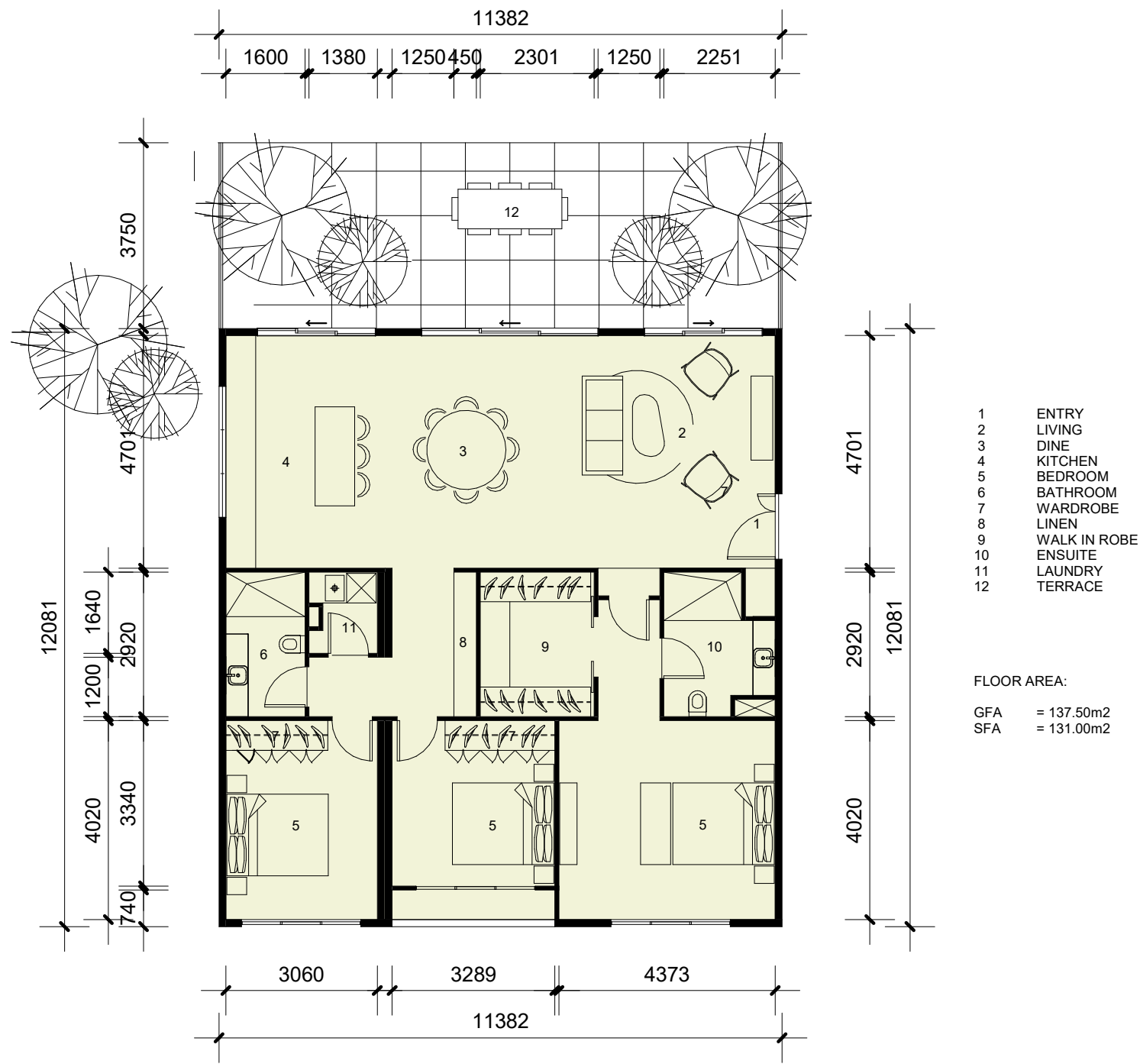


- 1 ENTRY
- 2 LIVING
- 3 DINE
- 4 KITCHEN
- 5 BEDROOM
- 6 BATHROOM / L'DRY
- 7 WARDROBE
- 8 LINEN
- 9 WINTER GARDEN
- 10 ENSUITE

FLOOR AREA:

GFA = 80.40m2
SFA = 75.00m2

1 TYPE "C" APARTMENT
1 : 25



- 1 ENTRY
- 2 LIVING
- 3 DINE
- 4 KITCHEN
- 5 BEDROOM
- 6 BATHROOM
- 7 WARDROBE
- 8 LINEN
- 9 WALK IN ROBE
- 10 ENSUITE
- 11 LAUNDRY
- 12 TERRACE

FLOOR AREA:
GFA = 137.50m2
SFA = 131.00m2

1 Level 1 - Callout 1
1 : 50

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: Marla Comptoni

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

All good but make sure the infrastructure is there to support it. We live on Atkin Ave in Mission Bay and our sewage is routinely "cleared" by a truck at the ocean end of the street. Now "The Arches" and numerous other apartments are being built. Will the sewage system handle this? And I can tell you that at low tide, the creek spilling into the sea just east of Atkin Ave doesn't smell too great.

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

Same as above! Infrastructure! And in addition, where are all the rubbish bins going to go on Thursday am? Berms are already crammed full. And KEEP SOME GREEN. Keep the set backs so there is some green, and I mean more than 1 metre deep.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

I have little faith in the council after the concrete monstrosity that when up in St Heliers on Tamaki Drive. And the seven story monstrosity planned for Mission Bay at the intersection of Tamaki & Patteson... remember it is FIVE stories maximum according to the unitary plan.

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

Tell us why

All for high density, but please have some sense. And keep some GREEN and some LARGE trees. Tui don't land in shrubs but only in high trees. I hear Morepork at night; they need large trees.

Infrastructure constraints

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

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

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

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

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

Tell us why

How can you not have a plan for this very basic, necessary element of higher density residential plans?

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: Antonia Hannah

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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We are proposing:

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

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

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

Tell us why

I do not support this. All you are doing is extending the city centre. Places like Arch Hill, Freeman's Bay, Ponsonby, Kingsland are leafy and provide a clear signal that you have left the city centre. They are also highly characterful areas which should be preserved. They have gardens and the dwellings provide an alternative to apartment style living which is important for people who need these types of spaces and for our city's children. I believe it is more appropriate to create new hubs across Auckland and not to expand the existing city centre.

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

Tell us why

I support this for SOME areas and not for others. For instance I support this for Manukau, New Lynn, Sylvia Park, Botany, Papakura. I do not support it for Takapuna, Henderson, Albany and Westgate or Newmarket as this would ruin these areas. It is ridiculous to apply a blanket rule on this as it depends on the type of area. Some areas are less established. Some are more established and allowing over development only causes distress to the people there.

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

Tell us why

Again having a blanket rule on this is ridiculous. It depends on the area. More established areas should only be developed in ways that are sympathetic to the people already living there. If the area around a train station and rapid buses lends itself to development then yes by all means this is a sensible idea. (by the way what are you doing about more train stations anyway? And why don't we have electric mini buses going doing more routes more frequently and then you wouldn't need major bus 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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blocks, and along main roads. Some examples are Glenfield, Glen Eden, Parnell and Papatoetoe town centres.

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

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

Tell us why

Again, this is ridiculous. Council should be identifying appropriate areas where new centres can burgeon and businesses and shops can move in, not just over developing every area that already has jobs and shops. Parnell for instance is a beautiful historic area that does not need to be touched at all. Glenfield, Glen Eden, and Papatoetoe town are more suitable for this. Panmure could be brought back to life. Glen Innes is starting to get busier. These are more appropriate places to develop.

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

Tell us why

Again - it depends. Mission Bay, St Heliers, Kohimarama are all established areas are already congested in with all the infill housing. There are already apartment blocks near or in the centres of these places. Focus on areas that could do with redevelopment - you can't just have a blanket approach.

Qualifying matters

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

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

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

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

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

Tell us why

There are so many areas in Auckland that could do with redevelopment before the special character areas need to be destroyed.

- 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

Utterly ridiculous - suburbs like Remuera, Mission Bay, St Heliers, Kohimarama, Orakei are barely protected at all - and they should be. It is ridiculous not to ensure that whole suburbs are protected. In having this piecemeal approach it will only result in the destruction of the character of an area and poor taste, piecemeal, badly planned development.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Because if an area has poor infrastructure and is suitable for development then the infrastructure should be installed. If an area has poor infrastructure because it has already been over developed then it should be left alone.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Your details

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

Name: Kathleen Glass

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

It is better to have higher density housing grouped and closer to the metro centres rather than haphazardly here and there through more suburban streets.

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

Tell us why

It is better to have higher density housing grouped and closer to the transport stops rather than haphazardly here and there through more suburban streets.

Intensification around town and local centres

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

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

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

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

Tell us why

My concern is around the definition of a "large town centre with high accessibility". This is not defined and could be applied in unexpected ways. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate.

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

Tell us why

I strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, since there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

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

Tell us why

We need to retain special character areas as much as possible. Sporadic high story buildings amongst them will be very ugly and ruin these spaces completely. I strongly feel there needs to be an increase of zoning of special character areas, not only due to heritage villas etc but also other types of housing that have architectural features, landscaping features and other features. There needs to be many more suburbs that gain exemption from the Govts NPS.

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

Tell us why

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland's overall character.

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

Tell us why

Infrastructure constraints

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

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

infrastructure is not adequate and very costly and/or difficult to provide, or where access to transport infrastructure is not adequate and very costly and/or difficult to provide.

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

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

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

Tell us why

We cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere. We need a coordinated approach or we are bound to get all sorts of unintended consequences.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Qualifying matter should include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks) instead of just architecture.

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- Don't rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.
- MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.
- Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.
- Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area. Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.
- Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.
- Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.

The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred

until they can be properly researched, reviewed and consulted on as part of that review.

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Name: Nigel Jones

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

Tell us why

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

Tell us why

should standardize or at least move closer to the city center distance, 800m is not exactly far and constraining to much undermines value of change

- 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

should standardize or at least move closer to the city center distance, 800m is not exactly far and constraining to much undermines value of change

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Not sure how distances have been measured / decided in proposed plan - I have property at 196 Orakei road, used the train everyday to work and walked to Orakei station was less than 10min (thanks to walkway council built) however address is not classed as apartment / terraced zone as the neighboring property is. To get greater than 800m have to follow road rather than walking route.

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Name: Margaret Neill

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

A positive way of keeping fit

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

Tell us why

Great we all need to walk more

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

Tell us why

One rule does not fit all, it needs to be looked on an individual basis, what is the character of the area like, and what is the terrain

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

You haven't said what is meant by "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

You have not described what a “small town centre” is

Also local residents need to be consulted, we need to wait for the Unitary plan review

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

You have not taken in to account asthetically pleasing new house designs with landscaped gardens

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

Heritage Architect Jeremy Salmond identified a large number of houses in Mission Bay where I reside as having special character, that you do not include

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

Tell us why

Infrastructure constraints

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

Tell us why

Sewage, wastewater need to be dealt with first before 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.

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

Particular attractive streetscapes should be included in criteria

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Name: Stephen Sampson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Intensification inside walkable catchments

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

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

Tell us why

for working people or students a walk to local transport is expected having lived in European cities and smaller villages in the UK 10 to 15-minute walk to local transport is the normal situation for those using public transport

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

Tell us why

If living in a inner-city suburb a 10 to 15-minute walk to local transport connections for longer travel out of the inner city is perfectly acceptable

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

Tell us why

800 meters is a short walk for local transport and within expected normal walking distance

Intensification around town and local centres

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

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

Tell us why

400 meters is in very close proximity for residential properties with all the related noise traffic extended hours of retail operations and services. It takes no consideration of local conditions. such as proximity to schools churches community centers or access to local parks and amenities. One size does not fit all .

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

There needs to be a buffer zone as the quite enjoyment of residential living . Large local retail centers usually include bars restaurant ALLO and entertainment centers trading late into the night and 7 days per week.

High-density residential developments are likely to have compromised living conditions creating future low demand housing

Qualifying matters

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

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

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

For all New Zealanders retaining a sense of identity and connection to our environment are key elements of well-being and community connection and identity.

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

While special character areas can readily be identified due to age character architectural and or historical association / cultural significance a simple character area designation is insufficient to properly protect heritage and or architecturally cultural or historic properties. further protections need to be in place

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

Further qualification criteria needs to be adopted to protect the character of buildings structures sites areas of historical and or cultural significance

Infrastructure constraints

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

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

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

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

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

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

Tell us why

Infrastructure needs to be a key element to stage future development sites for orderly planned development / redevelopment

Other qualifying matters

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

These additional qualifying matters include:

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

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

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Name: Kent Hutchings

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

Tell us why

Too much of the heritage of older suburbs is being destroyed by intensification from developers

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

Tell us why

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

Tell us why

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Tell us why

Other qualifying matters

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More neighbourhoods need single dwelling classification as older neighbourhoods are being carved up and destroying character of suburbs.

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Name: Jane Carmichael

Name of organisation/business:

Your local board: Ōrākei

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?** Do not support - I think it should be further

Tell us why

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Tell us why

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

Tell us why

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

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Tell us why

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Sunlight in public places very important - lost too much of this already in CBD

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Name: Callum Thorpe

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

Tell us why

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

Tell us why

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

Tell us why

Transit stops are not a specific zone rather they are within other zones, a single rule doesn't take into account the unique character of each area - i believe they should be assessed on a case by case basis

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? Other

Tell us why

I do not support this - There is no definition of small town center so this could be applied unevenly. Also I believe that such a large increase in density would severely undermine the local character and amenity of small town centers.

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

Special character is not just about age but also current architecture etc - this needs to be considered to make sure it is not just protecting older heritage areas

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

Tell us why

There should be a full process to determine the special character areas - both to make sure the current ones still apply and to consider if there are any new areas to be included.

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

Tell us why

Infrastructure constraints

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Qualifying matters should include streetscape and landscaping considerations not just architecture

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Name: Lorraine Scott

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Tell us why

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Tell us why

182 Remuera Road - the last unrestored villa between Basset Road and Ridings Road. Not preserving this historic villa will lead to the destruction of the view corridor from lower Mt Hobson and add to the horrendous traffic congestion on Remuera Road. Houses deleted from Special Character Area will have devastating impact on heritage values and character of Remuera. 3 storey houses - no resource consent; no effective design standards; no requirement to fit in with surrounding houses - therefore retain existing Single House Zone in Remuera as a qualifying matter.

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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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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: Melinda McMillan

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The fewer of these buildings at a height of 6 stories, the better. They sound like an eyesore to me!

- 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 smaller the walkable catchment and therefore fewer of these intensely built areas the better.

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

It's important to preserve Auckland's heritage and buildings.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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Name: David Lowe

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Qualifying matters

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

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

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

Tell us why

We have lost too many heritage areas already

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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

Important to keep some beauty & open areas

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Name: Annabelle Valentine

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

A City Centre is an appropriate area for growth

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

Tell us why

As above - A City Centre is an appropriate area for growth

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

We are not all young and agile and able to ride scooters and bikes and walk distances to get to the shops. The bus system does not cover a wide enough area and so people have to revert to driving cars to get to the shopping centres.

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

Tell us why

Town and Local centres do not have extensive transport links and never enough parking for people who need to visit them, especially as many of the people in these areas are elderly and can often not walk such distances and do not ride bikes. Having a ring of tall high density buildings surrounding these areas will take away the local friendly feel of these areas. Too put terrace housing up the slopes of Ohinerau/ Mt Hobson is appalling.

Qualifying matters

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

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

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Special Character Areas

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

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

Tell us why

Many suburbs of Auckland especially suburbs such as Remuera many heritage residential buildings which not only add character to the suburb but are part of the heritage of Auckland and were built by families who made Auckland the lovely city that it is today. These need to be preserved and not demolished which this plan will do.

- 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

Remuera needs to be able retain more of their high character homes and buildings. They are an important part of our heritage and once demolished you will take away the character of the area.

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

Tell us why

The atmosphere of the local and town centres need to be retained as they give character the area. Building high buildings through the Remuera Shopping centre or many other centres will take away a lot of the character of the area.

Infrastructure constraints

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

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

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

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

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

Tell us why

The infrastructure in older suburbs, in particular Remuera, have totally inadequate services such as parking, a local community centre should be in all suburbs which will become even more important if extra housing is going to be built. The schools all have full roles with no new schools planned, water services including waste water all need replacing and so the list goes on. The existing Unitary Plan appears to have little regard for any of these requirements as the density of homes etc increases.

Other qualifying matters

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

These additional qualifying matters include:

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

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

Strongly support all the additional qualifying matters

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Your details

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Name: Rod Stichbury

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

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

My only concern is around the definition of a "large town centre with high accessibility". This is not defined and could be applied in unexpected ways. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate.

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

Tell us why

I strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, since there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

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

While I support this, I would point out that special character is not limited to older areas or architectural values. Special character can be and often is achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street. In 100 years time, we don't want Aucklanders to wonder why the character from the past 100 years is so poor, because today we only value old character and actively impede the development of new 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

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy of preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland's overall 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.

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

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

Tell us why

We cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere. We need a coordinated approach or we are bound to get all sorts of unintended consequences.

Other qualifying matters

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

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

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

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

Other points not covered by the questions

The points below don't fit into the feedback form, but you can include them in a separate file and upload them. They are quite important as the Council has not asked all the right questions in their form.

Don't rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.

MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.

Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.

Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area. Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.

Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.

Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.

The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

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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: Marg FARRELL

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

Of course this is probably necessary but NIMBY also. My concern is the design or lack of thought aesthetically and or consideration. We don't want soul less ugly buildings like the middle east or Asia. Auckland already has 100's of appalling buildings lacking any architectural, let alone the fact they leak and will do for years to come. Our city looks like a cheap slum in some areas - but the real estate is costings millions.

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

Tell us why

We are not London or Paris or Sydney with effective infrasture on trains or buses, we cannot build to have 1000's of people living in the city with no car parks and no transport !

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

Tell us why

Intensification around town and local centres

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

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

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

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

Tell us why

I am victim to this I live near Newmarket train station. All our sun, views and heat and going to be taken away by Dilworth Trust building next door - our homes will now be cold and damp and less in value and cost more to heat.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

I want character and older areas of Auckland maintained, look at Europe. If we destroy our past, we will end up with the worst city in the developed world. Full of concrete towers of doom.

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

Tell us why

I want to preserve as much character and elegance as we can, we can't undo these changes once the buildings are razed to the ground.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

If this benefits the majority it makes sense.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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Name: Ross Burnell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

- 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

Home owners investment should be protected. Intensification will devalue ambience of Heritage areas and leafy suburbs. Already we see Council Services not coping with intensification and destroying neighbourhoods.

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

Tell us why

Heritage and special character areas must be protected against intensification

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

Tell us why

Other qualifying matters

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

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Name: Daphne Wardle

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Accessibility to transport hub and keeps a tidy approach instead of random high rise and high density.

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

Tell us why

Accessibility to transport hub and keeps a tidy approach instead of random high rise and high density.

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

Keep the development tidy.

Intensification around town and local centres

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

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

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

Tell us why

Untidy appearance and destruction of way of life.

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

Tell us why

Qualifying matters

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

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

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

Tell us why

Because internationally, cities that retain historic areas are tourist hubs and beautiful cities eg Seattle's Queen Ann and other areas, Portland Oregon where modern mixed with historic is funky

and stunning and of course London, Paris etc., examples, similar age to Auckland are in London and outer London, eg Wembley Park and Tokyngton protected areas showing evolution of housing eg Arts and Crafts movement, Art Deco and the start the Garden City era the most famous being Hampstead.

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

Tell us why

I feel strongly that this should be based on keeping at least some semblance of how Auckland grew in accordance with my previous comment on historical context.

- 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

Be very, very careful when destroying the character of suburbs and buildings that the original architecture can not be incorporated in any new design. A glaring example of not including an area's character and stunning buildings is St Heliers where a bland and unattractive windswept street has replaced what could have been a remarkable historic Art Deco precinct.

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

While it's not impossible to upgrade the infrastructure so this has to alternatives eg a new area or eg a high rise with its own 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)

I agree all the above points should be qualifying matters.

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Name: David Jack

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

Tell us why

Better to have intensive housing in concentrated areas and allow Character Areas to be maintained

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

Tell us why

Better to have intensive housing in concentrated areas and allow Character Areas to be maintained

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

Tell us why

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

Tell us why

Better to have intensive housing in concentrated areas and allow Character Areas to be maintained

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

Importance of Special Character Areas

We accept the need for intensification but submit that it is better to occur in the designated traffic corridors or in areas currently without Special Character.

Various suburbs of Auckland have character that relates to the history or nature of the area. If that cohesive area is removed by disintegration, Auckland will be left as a City without character, rather than with vibrant communities.

Our submission is that disbanding the special character Areas, particularly those established in Remuera under the Auckland Unitary plan is not consistent with the reasons they were established in the first place. It will also lead to environmental degradation, reduction in Amenity of the areas and a stress on infrastructure.

There are other tracts of land on the northern slopes of Remuera that are not designated as Special Character -(they are Isthmus B3 I think) that would be better suited to intensification as they do not have significant character.

We are part of the Portland Ecological Valley Group who live here because they enjoy the character of the area and physically support the maintenance and growth of the diversity of the valley between Portland Road and Victoria Ave.

I have attached the submission of the group to the AUP hearings. The character of period homes in treed surroundings, many planted 70 years or more still exists and should be maintained, not subject to intensification of entirely different housing without consents.

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

Tell us why

We are part of the Portland Ecological Valley Group who live here because they enjoy the character of the area and physically support the maintenance and growth of the diversity of the valley between Portland Road and Victoria Ave.

I have attached the submission of the group to the AUP hearings. The character of period homes in treed surroundings, many planted 70 years or more still exists and should be maintained, not subject to intensification of entirely different housing without consents.

What is the point, for example, of retaining an historic house at 34 Portland Road and removing the protection of its comparable neighbours? It could also be dwarfed by a three storey building on its boundaries

We have been successful in designating 12 Notable Trees and establishing a Special Environmental Area. Those only account for 10% of the trees in the area. Allowing construction of dense housing throughout the Character Blocks in Remuera and elsewhere will see the non notified trees felled removing Carbon sequestration and the amenity of a treed environment.

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

Tell us why

Infrastructure constraints

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

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 nature of the Northern slopes means that downpours currently flood the valley and the bottom of Portland Road experiences heavy flooding. Allowing unconsented building of houses that do not include underground easement tanks will exacerbate the flooding. The storm water and sanitary water systems will be further stressed as will the increase in traffic and parking on limited width streets.

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)

Qualifying matters must include all current legal tree protection elements in the Unitary Plan so that these trees continue to require consent for removal or pruning. Nominations for further scheduling should be encouraged by the Council to ensure strong stocks of Notable Trees feature within the city.

Important privacy information

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**In the Matter of the Proposed
Auckland Unitary Plan**

Statement of Evidence by the Portland Ecological Valley Group

Submission 6859

029 Special Character Area

Part 2 E Overlay Objectives and Policies 3.1 Special Character Areas, Part 3 J Overlay Rules 3.3.3 Special Character Residential Isthmus A, B and C , Part 5 Appendices 10.4 Special Character Statements – Residential - Isthmus

Summary

1. We are the owner-occupiers of properties located within the valley between Portland Road and Victoria Avenue and bounded in the north by Aldred Road, Remuera. – designated Special Character Residential Isthmus B1 – See Appendix 1.
2. The Portland Ecological Valley Group formed in 2011 to nominate significant trees in the area for inclusion in Plan Change 305. One of the reasons many families/individuals/trusts have purchased land in this area is because of the character and the extent of the tree-scape and the bird life they attract.
3. Most of our members have lived in the area for between twenty and forty years and value the trees – amenity, habitat/birdlife, peace and quiet and sense of space preserved by the large sections, the period houses and the low density of housing.
4. We support policies and objectives in the Proposed AUP, have participated in the mediation of the Objectives and Policies and generally support the proposed modifications.

Portland Ecological Valley Group's submission

BUILT ENVIRONMENT Special Character Heritage Overlay **Isthmus B1**

Our Submission supported the application of this overlay to the area between Victoria Avenue and Portland Road as proposed in the plan

5. We supported the proposed objectives, policies and rules as they related to Isthmus B1. This is noted in the evidence of Lisa Mein. Council planners are now proposing modifications to the proposed objectives, policies, rules and character statement which have proceeded through mediation.

6. Special / Historic Character Statement – Proposed Amendments

The Character statement is the key to defining the area we live in as Isthmus B1 and so our primary concern is that it accurately reflects the area between Portland Road and Victoria Avenue. The revised Overlay mapping which is targeted for later this year will then continue specify our neighbourhood as Isthmus B1

7. Council planners are proposing to modify the character statements of the PAUP to normalise their coverage across the whole of Auckland and to refocus them to historic character rather than “special character”
8. The initial Special character statement for Isthmus B is in appendix 4

Isthmus B

Summary of significance

b) Physical and visual attributes: The Isthmus B area has value for its aesthetic and physical attributes. Three distinctive types of character predominate in the area. *The first (B1) is characterised by lower housing density combined with period housing and an abundance of trees. The second (B3) generally has the same characteristics, though the buildings are taller. The third (B2) is characterised by higher housing density and building coverage, and generally involves period homes. All three types of character include significant bush-clad areas or special landscape qualities.*

9. This text is proposed to be replaced in a rewrite covering all of the now referenced “Historic Character Statements” The Statement for Isthmus B is attached in Appendix 5. The key paragraph distinguishing B1, B2 and B3 is shown in italics below.

Dwellings in the Isthmus B historic character area are typically set well back from the road, and there is an abundance of trees and vegetation both on private and public land. Isthmus B1 and B3 areas are characterised by lower housing densities, generally combined with period housing and an abundance of planting. Isthmus B2 areas generally have higher housing densities and building coverage than areas in the B1 and B3 overlay, and also include period homes.

10. For us the key aspect of the area is the size of the sections, the grandness of the houses and the low density or proportion of gardens and section to house. Even where period houses have been demolished and replaced with new houses those houses retain the grandness and the proportionality of the neighbourhood. Appendix 2 shows a typical area of the valley with large houses on 1000m2 sections.
11. The area is still characterised by historic houses several grand Edwardian homes and schools but associated smaller dwellings for the residents who supported these institutions. Logically old mature homes are going to have old mature trees as part of their landscape and we support that being identified in the Character statement even though treescapes are no longer generally supported in the RMA.

12. Unlike other Historic Areas where there is a consistency of architecture, the Isthmus B Area is a mix of Edwardian mansions, some villas, English garden style cottages, some bungalows Art and Craft movement houses as well as modern designs. The area is less characterised by a type of house than by the consistent spaciousness, gardens and grand building character.

13. Concluding para..

14. PART 2, ChapterE Section 3.3.1 of the PAUP set out the objectives for historic character areas including for Isthmus B: 6.) “The landscape qualities of residential areas that display a special blend of built and natural resources, generally involving period housing coupled with the presence of trees, are maintained.”

Our submission supported the policies for the special character overlay in particular 36) that specifically “requires the retention of the larger trees, located on private property, roads and reserve, that give areas in the zone a distinctive character to this area” that has been added to this section of the Plan.

15. These Objectives and Policies now have proposed modifications from Council planners driven by the need to apply a consistency across each of the different areas within the whole of Auckland and to reflect the changes in the RMA and focus on Historic character not Special Character. We have participated in the mediation on this and support the amendments as long as they continue to reflect the key components of our area.

16. It is proposed to rationalise the objectives into a single description and common objectives as identified in appendix 6. The policies have some common Policies and some specific to All Historic character residential areas. The specific policies relating to the character of our area are now included as we understood from mediation in the below policies and provided they remain in that form we support them.

17. Isthmus B Overlay Objectives and Policies – Proposed amendments

3 Historic Character Overlay Policies

All historic character residential overlay areas

23. Manage development and change within the special historic character residential areas to retain and enhance those features, qualities and attributes that contribute to the historic character values, such as:

- a. subdivision pattern and density
- b. architectural values, including built form and built fabric
- c. location on the site
- d. streetscape and context
- e. visual relationship with the street or landscape features
- f. landscape, vegetation and topography.

24AA Manage changes to landscape, vegetation or topographical features that retain and enhance the historic character of the area where these features, such as mature trees, native trees and landform, contribute to the historic character values as identified in the historic character statement.

24B. Require Control the provision, design and location of car parking, garaging and accessory buildings to retain and enhance, and not to detract from, the streetscape and special historic character values, context and traditional streetscape of the area, as identified in the historic character statement.

24D Retain front yards typical of the historic character area and provide for a reasonable degree of visibility of the building from the street.

24E Maintain and, as appropriate, enhance the amenity of the streetscape appearance through controlling structures in the front yard and other improvements to be compatible with the historic character of the area.

17. PART 3 Chapter J, Rules Section 3.3.3 provides that the number of dwellings on a site must not exceed one per 1,000m². This is the provision that supports the status quo.

Our submission supported the overlay of Isthmus B1 for our properties and the provisions in section 3.3.3 which limit dwellings to sites that exceed 1000m² and the maximum building coverage per the table in 3. (4.4.5) as being essential to preserve the character of the area which is a very important aspect of our living where we do.

18 Isthmus B Overlay Rules – Proposed amendments

These have changed little and then only to rationalise the rules across all character areas. They preserve the nature of our location and we support them whilst they remain in the form as we understand it which is included in appendix 6

3.1 Density

1. The number of dwellings on a site must not exceed the limits specified below:

Table 1: Overlay Sub-area	One dwelling per Site
Isthmus A	Site
Isthmus B1 and B3	1000m²
Isthmus B2	600m ²
Isthmus C1	400m ² or 500m ² where the site does not comply with shape factor (net site area)
Isthmus C2 and C3	600m ²
Isthmus C2a (refer Figure 1 below)	1000m ²

18. Further parts of our submission relating to Notable trees and a SEA proposed for the valley will be covered in later hearings regarding detail. **Reasons for our Submission**

1. In addition to, and in support of the above, we note that:
 - a. The vegetation within the valley between Portland Road and Victoria Avenue, south of Aldred Road, creates an island of rare environmental quality within the central suburbs of Auckland which in our view should be protected to the maximum extent practicable.
 - b. The trees make a significant contribution to the character and amenity of the area and are in our view the defining characteristic of the immediate area. Protection of these trees will assist in maintaining the character and amenity of the area.
 - c. These trees include a rare and critically endangered species of Dawn Redwood on the site at 73 Portland Road, thought to be one of the first of its species to be planted in New Zealand. The tree protection policy will assist in protecting these trees from urban development.

- d. Many of the trees are likely to have been planted by early European settlers in this location. The protection of these trees will help to maintain this link to the past.

David Jack

Portland Ecological Valley Group

18 May 2015



Appendix Indigenous Biodiversity – Portland Road

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: Felicity Baldwin

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

This creates a mixed use commercial hub - retail, residential, offices etc

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

Tell us why

Intensification next to key transport hubs / facilities is logical.

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

Tell us why

Intensification next to key transport hubs / facilities is logical.

Intensification around town and local centres

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

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

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

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

Tell us why

So long as historic areas are maintained

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

Qualifying matters should include a much larger catchment or a secondary "zone" created. Auckland is voted as one of the most livable cities in the world and this proposal is at odds with what the city is known for - plenty of green spaces, reasonable transport links (work in progress) and lifestyle. I agree that change is needed - start with the increased density surrounding the city centre, transport links and metropolitan zones. Suburban intensification to the degree proposed does not contribute to Auckland being a "liveable" city. The increased footprint allowance per site and reduction of recession planes not only reduces the character of the suburbs through decreased greenspace and thus biodiversity but influences quality of life for its inhabitants. Natural light is pivotal to human health and wellbeing. Suburban streets would become littered with excess cars and once a leafy desirable place to live become concrete jungles.

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: Margaret Burnell

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

You're assuming those living in your planned high density apartment blocks will require public transport. The public need transport to sporting facilities etc where public transport is not available. Your presumption is flawed

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

Tell us why

Your "dreaming"

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

Tell us why

You're assumption again is flawed

Public transport does not provide for the needs of the public. Not flexible/ or regular enough
Expensive as well

Intensification around town and local centres

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

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

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

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

Tell us why

High density living is not easy. Close proximity living and inevitable limited privacy is socially problematic. No provision for parking is an issue

Rubbish collection bins and cars parked on the curb have the potential to clog up the footpaths and create safety issues

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

Safety of pedestrians/children in over crowded high density apartments/ townhouses needs to be considered.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Protect our special character homes/areas

There are many areas in the wider city where 1960's state houses sit on large sections that could be developed to provide more affordable accommodation

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

Tell us why

There are many other areas where 1960's houses occupy large properties that could be developed to provide 'safe and insulated' homes

Leave our Character Homes alone

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Infrastructure must be in place for development to proceed

Other qualifying matters

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

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

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

Surely we pay Town Planners to advise and protect those additional qualifying matters as outlined above

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Name: Scott Rabone

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

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

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

Tell us why

Multistory (6+) buildings should only be allowed within the city center.

- 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

Hi rise buildings infringe the rights of existing low rise owners. This must not be allowed.

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

Tell us why

This must not be allowed. The Council must not infringe on the rights and amenity of existing building owners.

Intensification around town and local centres

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

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

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

Tell us why

Absolutely do not support. This type of hi rise building has already ruined character small town centers like St Heliers.

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

Tell us why

Absolutely do not support. This infringes on the rights of existing building owners.

Qualifying matters

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

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

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

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

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

Tell us why

There should be no changes that allow three storey buildings that are currently limited to two. This would be a gross infringement on existing rights and will ruin many suburbs.

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

Tell us why

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Existing ratepayers should not have to pay for infrastructure that is only needed to 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
- Local Public Views Overlay
- Auckland War Memorial Museum Viewshaft
- Stockade Hill Viewshaft
- Character buildings in City Centre zone and Queen Street Valley Precinct
- Some of the existing built form controls in City Centre (e.g. allowing sunlight into public places, Aotea Square height control).

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

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

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Your details

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

Name: Blu Steven

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

That seems like a reasonable distance to use a defining boundary for the changes proposed.

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

Tell us why

A good distance for most types of casual activity in that zone.

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

Tell us why

This 800 metre rule does not take into account the terrain. Might be very easy, flat walking or tricky, hilly ground. Local circumstances will need to be taken into account in each area of implementation.

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

Somewhat depends on what your definition of 'large town centres with high accessibility' is. As long as it doesn't completely annihilate existing low-density areas that qualify in this definition.

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

Tell us why

200 metres is potentially quite a large catchment and could detrimentally impact parks and low-rise areas already in place around these local centres.

Qualifying matters

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

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

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

Special Character Areas

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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

If some place has already been classified as Special Character surely it's only a matter of respect and common sense to retain that designation instead of arrogantly reclassifying it based on likely temporary circumstances.

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

Tell us why

The Unitary Plan identified Special Character areas so why change? Compared with the rest of the city, there's not much land involved in them so why remove a unique aspect of the cityscape for stuff all extra housing?

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

Tell us why

Seem about right.

Infrastructure constraints

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

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

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

Tell us why

A cost-benefit analysis will show no sensible social or business case for excess expenditure on infrastructure for these areas.

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)

no.

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Name: Loena McCormack

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

Tell us why

Is a walkable distance

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

Tell us why

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

Tell us why

Does not take into account the huge variety of character of areas or terrain and so forth

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Definition of 'small town centre' unclear

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? Support

Tell us why

Gives a sense of personality to Auckland, makes it unique

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

Needs to be considerably extended. A lot of research was done on this for the Unitary Plan. Go back to it!!!!!!!!!!!!!! Don't waste money that was spent

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

Tell us why

Infrastructure constraints

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

Tell us why

We need to consider all the problems of development on infrastructure and supply of services

Other qualifying matters

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Name: Iain French

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

- 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

You're far better off building multi level car parks close to transport hubs so everyone can get to them

- 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

You're far better off building multi level car parks close to transport hubs so everyone can get to them

Intensification around town and local centres

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

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

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

Tell us why

Do not support at all. You will turn inner cities into slums and destroy the character of village suburbs

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

Tell us why

Do not support at all. You will turn inner cities into slums and destroy the character of village suburbs

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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

Tell us why

Other qualifying matters

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Name: Graham Johnson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

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

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

Tell us why

Auckland City does need an increase in medium density housing around transport hubs instead of recklessly spreading out, often over good horticultural land.

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

Auckland City does need an increase in medium density housing around transport hubs instead of recklessly spreading out, often over good horticultural land.

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

Auckland City does need an increase in medium density housing around transport hubs instead of recklessly spreading out, often over good horticultural land.

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

Further consideration should be given to environmental conditions such as ground inclination, proximity to coast

line, soil geotechnical conditions. Blanket rules are quite inappropriate. Further, intensification should also consider available green space recreational areas, and natural bush space.

Why not consider more mixed use zoning, retail, then office space above and some levels of accommodation?

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

Very vague ruling that could be applied inappropriately. Should be developed with local consultation.

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? Support

Tell us why

As usual government legislation has used a sledge hammer to crack a walnut. They have thrown out 70 years of Town Planning legislation (1953 Town Planning Act) which tried to set out consideration of light, sunlight, views open spaces privacy to provide a better environment for residents.

Blanket medium density housing across the city destroys the character of the city and special localities, be they Architectural, cultural, historical or recreational.

How many extra residents are we trying to provide accommodation for in the next decade or two?

How much densification is required?

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

Tell us why

Auckland City has spent many years and dollars in conjunction with specialist consultants and residents developing its unitary plan. This plan has already identified the requirements for special areas.

Blanket zoning is quite inappropriate.

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

Some areas of Auckland City currently have inadequate infrastructure such as sewage and storm water services and probably cannot sustain increased densification in the near term.

Where are the open spaces or extra schooling and recreational 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.

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

Open spaces for recreational purposes will become more important and valuable as the city density increases. Current ones must be protected.

To blanket change all low density housing in the city to higher density is unnecessary as the Unitary Plan considered Auckland likely population increases.

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: Lana Matich

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

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? Other

Tell us why

I think it would best to have less special character items in the suburbs and more in higher density areas in the cbd/closer to the cbd. Also, stricter limits for locations that are not high density which will address the impact of privacy, daylight hindrance, and rules that help reduce the dominance of abutting areas which are high rise.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Auckland Council does need to consider/identify areas in Auckland with infrastructure constraints as a qualifying matter. A lot of Auckland's infrastructure is currently pushed to its limit and some areas are over the limit. It would therefore be a risk not to consider if an area can handle the impact relating to building heights, density and the affect on existing residents. The capacity impact on schools and hospitals should also be considered.

Other qualifying matters

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

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

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

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Name: Abigail Marshall

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

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? Other

Tell us why

I strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, since there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

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

Tell us why

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland's overall character.

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

Tell us why

Infrastructure constraints

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

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

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

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

Tell us why

Other qualifying matters

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

These additional qualifying matters include:

- 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)

Qualifying matter should include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks) instead of just architecture.

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Your details

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Name: Nicola Montgomery

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

Typically urban areas, attracting those people keen to be part of the intensity of a city center and all the benefits that come with that.

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

Tell us why

This distance could be reduced - further intensification around metropolitan centres is sensible but 800m from them seems to great (more supportive of 300-400 m, which would have a lesser impact on infrastructure, schooling, and character of neighborhoods, while still facilitating intensification around the centre (and, of course, intensification to a lesser degree under the MDRS)).

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

Tell us why

This distance should be reduced further - further intensification around rapid transit stops is sensible but 800m is too great. It should be 200 - 300m, to allow for an appropriate intensification zone, without significant impact upon the surrounding suburbs. This can be acutely seen in the proposal for Meadowbank, where the level of intensification from an 800m zone is extreme, and is likely to have a dramatic negative impact on Meadowbank and its character. Unlike metropolitan centres where infrastructure in those centres (and surrounds) has been upgraded over time, there has not been the same focus on developing the infrastructure in the rapid transit neighbourhoods (already with significant demand, and age, on it - eg water and electrical assets). School zones, main road transport corridors and parking are also inadequate.

Intensification around town and local centres

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

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

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

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

Tell us why

For similar reasons, this should be 200-300m.

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

Tell us why

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Special character areas were carefully considered under AUP for the greater good and feel of the city. It recognises the historical importance of the development of the city, and recognises that differing areas have their own unique heritage, look and feel. It is of critical importance to ensure that 'the baby isn't thrown out with the bath water' in intensifying Auckland, such that different areas lose their defining characteristics. For example, in Meadowbank, you are proposing to do away with all of the special character areas and single house zones (and in all cases replacing with THAB) which would markedly change the feel, culture and nature of the suburb. It also does away with Meadowbank's heritage and wipes out its importance.

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

Tell us why

See above. -Special character areas were carefully considered under AUP for the greater good and feel of the city. It recognises the historical importance of the development of the city, and recognises that differing areas have their own unique heritage, look and feel. It is of critical importance to ensure that 'the baby isn't thrown out with the bath water' in intensifying Auckland, such that different areas lose their defining characteristics. For example, in Meadowbank, you are proposing to do away with all of the special character areas and single house zones (and in all cases replacing with THAB) which would markedly change the feel, culture and nature of the suburb. It also does away with Meadowbank's heritage and wipes out its importance.

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

Tell us why

See above - similarly, the cultural importance, and associated identity, must be maintained to give our city personality.

Infrastructure constraints

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

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

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

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

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

Tell us why

Strongly support this as a qualifying matter. The tools (as applied in the consultation plan) are way to blunt. We cannot green-light significant intensification, where it is not clear how that can be supported by infrastructure. Anything else is ludicrous.

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)

N/A

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Name: Jeff Robertson

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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We are proposing:

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

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

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

Tell us why

Creating higher density centres is fine, but there is already sufficient supply enabled by the AUP that extended areas is not necessary.

- 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 already sufficient supply of land zones appropriately zoned for increased housing supply. Higher density along main roads is fine, but applying a radius measure means the density invades quiet side streets and is inappropriate for most neighbourhoods that lack the street width, infrastructure and are residential in nature.

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

Tell us why

Same reasoning as the above, this radius should apply down main roads but not into side streets which do not have the space to make larger developments work. Large buildings need space around them for amenity of those residents within. Some rapid transit stops are unsuitable due to their lack of commercial links - not all transit stops can be treated the same.

Intensification around town and local centres

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

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

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

Tell us why

The way local centres have been defined in the rezoning maps is over reaching. Not every cluster of shops needs to be treated as a centre. Mission Bay waterfront is a local centre and should not be used to support larger town centre development.

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

Tell us why

200m is still too far down side streets. Stick to main roads.

Qualifying matters

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

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

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

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

Tell us why

Once these areas are butchered by developers then there is no recovering. Character should not be assessed by just individual houses - the street feel, the cohesive style of housing, the era they represent, the established gardens and trees - all play into the character of a suburb. Pedestrians can enjoy the streetscape and established trees within a private property as much as a walk through a local park. These are parks in their own right and being a richness of character and place for mental calmness.

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

Tell us why

I strongly oppose any reduction in special character areas due to the whole suburb approach - it should not be assessed on individual house lots.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

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

Tell us why

Parts of Auckland already can't cope with the demand on services, let alone with the stress of increased development. Only when our beaches and waterways are swimmable should there be more development allowed in these areas. Developers should be required to contribute actual costs towards upgrades, not just a token amount.

Other qualifying matters

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

These additional qualifying matters include:

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

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

I support view shaft overlays and feel these connections across the city help connect people to place. Maintaining daylight to public places is also very important.

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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: Blair Turnbull

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

CBD is an expected built up area in Auckland, NZ, and globally. People understand and expect this.

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

Tell us why

Support in principle but 800m should be a guideline NOT a hard and fast rule. In some areas the far end of the 800m creates issues in character areas - eg Ponsonby / Newmarket & Remuera boundary.

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

Tell us why

Support in principle but 800m should be a guideline NOT a hard and fast rule. In some areas the far end of the 800m creates issues in character areas - eg Ponsonby / Newmarket & Remuera boundary.

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

Good idea, clear and accepted generally in Auckland, Wgt, NZ and globally.

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

Good idea, clear and accepted generally in Auckland, Wgt, NZ and globally.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

Tell us why

I do NOT support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

Council's proposed new rules for identifying "special character areas" is too narrow. The existing special character areas should all be retained, including ALL in Remuera.

They are areas of high character value with an important historical heritage. They should be protected to ensure the area keeps its distinctive character and unique history.

I purchased a family property in Remuera because it was a character home - ie a 120 year old villa at 115 Victoria Avenue. I thoroughly checked the zoning and was pleased with its character zoning. We renovated the home recently and insured we retained the exterior character to blend alongside our neighbours. We were thrilled with the outcome (as are our neighbours). You are causing enormous angst and disappointment in our community with your proposal. It isn't fair and you will ruin the area.

There is the appropriate place in inner city to build higher buildings and apartments (especially near rail / transport areas).

Including mixed zoning / multi-dwelling buildings in character areas will NOT HELP first home buyers nor the housing challenges. Please rethink your approach or you will absolutely see more and more people leave this great Auckland city... and NZ.

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

Tell us why

I do NOT support Council's proposal to include just the "identified" (blue) special character areas as a qualifying matter. All existing special character areas should be a qualifying matter.

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Including mixed zoning / multi-dwelling buildings in character areas will NOT HELP first home buyers nor the housing challenges. Please rethink your approach or you will absolutely see more and more people leave this great Auckland city... and NZ.

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

Tell us why

I like what you are proposing in suburban village / business areas. In our new Covid world - designated suburban areas with cafes, shops and supermarkets etc makes sense.

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.

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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)

Makes good sense. Creating a sense of purpose, enjoyment and beauty in our cities and towns is important. Listen to the people PLEASE. Don't apply hard rules everywhere and please protect our character, green areas, waterfronts... Auckland is a home.

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Name: Roger Dickie

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

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

Tell us why

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

Tell us why

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

Tell us why

Intensification around town and local centres

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

Tell us why

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

Tell us why

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

Tell us why

Infrastructure constraints

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Tell us why

Other qualifying matters

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Name: Samantha Fraser

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

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

Tell us why

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

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

My only concern is around the definition of a "large town centre with high accessibility". This is not defined and could be applied in unexpected ways. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate.

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

Tell us why

I strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, since there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

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

While I support this, I would point out that special character is not limited to older areas or architectural values. Special character can be and often is achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street. In 100 years time, we don’t want Aucklanders to wonder why the character from the past 100 years is so poor, because today we only value old character and actively impede the development of new 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

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland’s character does not matter when compared to housing shortages. Special character areas comprise a tiny fraction of Auckland’s land; whether they are included in the Government’s intensification requirements or not will make no measurably difference to the number of dwellings built, but will make a huge difference to Auckland’s overall character.

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

Tell us why

Infrastructure constraints

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

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

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

Tell us why

We cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. The Government is also pushing 3 Waters, which would take control away from Auckland in terms of deciding where water infrastructure money will be spent, so that upgrading infrastructure to deal with intensification could be deferred because the majority of 3 Waters entity board members choose to spend the money elsewhere. We need a coordinated approach or we are bound to get all sorts of unintended consequences.

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)

Distance from street front is important - do not allow this houses to be closer.

Urban Ngahere and landscaping - at least 30% - improve planting in other areas and contribute.

Build active mode travel to connect residents taking into account wellbeing and health - make sure cycleways are wide enough

There was obviously some thought in the initial AUP on MHU and MHS - keep it like this, but allow have exemptions on sites where they can do more.

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Name: Phil Sage

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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

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

Tell us why

People are capable of working further and it has health benefits

- 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

People are capable of working further and it has health benefits

- 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

People are capable of working further and it has health benefits

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

Tell us why

Buses are available for people who have loads to carry. People are capable of working further and it has health benefits. I regularly walk to St Heliers and Mission Bay which are 5km away.

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

Allowing further density will naturally mean more shops become available and less cars required.

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

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

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

Tell us why

Sympathetic densification like the Metropolis will allow a changing urban landscape and more people to have homes. Keeping small old inefficient homes on large blocks of land with odd areas

in between that are run down does nothing for urban living. France, Central & Eastern Europe has beautiful old apartment blocks some distance from urban centres. The 100 year old wooden homes can be moved to more suitable locations. The designations made in prior years need to move with increased population requirements.

- 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

In Kohimarama, between the properties 29 and 37a Southern Cross Rd, and 23a and 39 Hopkins Crescent, an existing natural environment offers a perfect example of how increased density may both encourage better preservation of green space, increase liveability by encouraging interaction with this green space, and also increase the number of residents who can enjoy it.

These properties identified above are identical in every important way to all those that surround them, except that at the rear part of these properties they enjoy a large green space in a natural gully, identified by the council as a Significant Ecological Area (S.E.A.). The council identifies an S.E.A. as a Qualifying Matter (which appears to be against the spirit, if not the letter of the government's guiding directives) and, on this basis, seeks to impose a more restrictive two-storey height limit across the WHOLE of these sites. This is

* despite these sites being identical in every other way to other sites in the immediate area that are NOT adjacent to the S.E.A., and on which a three-storey limit has been allowed;

* despite the boundaries of the S.E.A. having been drawn by council from aerial photographs rather than on-the-ground study, so the area identified does not accurately reflect the situation on the ground; and

* that allowing greater height and density on the non-S.E.A. parts of these sites would both relieve pressure on this green space from future building, and increase the number of people who might be able to enjoy it.

Furthermore, I understand that this application of a site-wide rule where the S.E.A. only appears on a PART of the site may also be inconsistent with both the government's NPS-UD and MDRS, which require respectively that any modification to building height or density requirements should be "only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area" (for which a site-specific analysis must be undertaken); and that the Council may amend the height "only to the extent necessary to accommodate 1 or more of the qualifying matters," suggesting that the ONLY place a two-storey limit should be applied is the S.E.A. itself.

If the council is to persist with maintaining the S.E.A. as a Qualifying Matter, then in this case what I would call for is for

- 1) a more accurate survey undertaken on the ground to establish the boundaries of any S.E.A. (excluding for example existing dwellings, driveways, paths and other site structures);
- 2) applying the proposed two-storey limit ONLY on the area identified as an S.E.A.;
- 3) on the remaining portion of each of these sites, which are in every other way identical with their neighbours, apply the same new three-storey limit called for in the Government's directives as will be applied on neighbouring sites.

This would allow the new rules to be applied more fairly across the neighbourhood, and in any future development allow more residents on these sites, at a greater height and density, away from the existing green space. This would reduce pressure on this green space, and allow more residents to enjoy and interact with — and help maintain and preserve — the sites' natural environment.

Infrastructure constraints

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

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

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

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

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

Tell us why

Development contributions should be used to fund the required infrastructure.

Other qualifying matters

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

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

These additional qualifying matters include:

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

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

The SEA are not included as an Other qualifying matter above.

In Kohimarama, between the properties 29 and 37a Southern Cross Rd, and 23a and 39 Hopkins Crescent, an existing natural environment offers a perfect example of how increased density may both encourage better preservation of green space, increase liveability by encouraging interaction with this green space, and also increase the number of residents who can enjoy it.

These properties identified above are identical in every important way to all those that surround them, except that at the rear part of these properties they enjoy a large green space in a natural gully, identified by the council as a Significant Ecological Area (S.E.A.). The council identifies an S.E.A. as a Qualifying Matter (which appears to be against the spirit, if not the letter of the government's guiding directives) and, on this basis, seeks to impose a more restrictive two-storey height limit across the WHOLE of these sites. This is

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Furthermore, I understand that this application of a site-wide rule where the S.E.A. only appears on a PART of the site may also be inconsistent with both the government's NPS-UD and MDRS, which require respectively that any modification to building height or density requirements should be "only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area" (for which a site-specific analysis must be undertaken); and that the Council may

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This would allow the new rules to be applied more fairly across the neighbourhood, and in any future development allow more residents on these sites, at a greater height and density, away from the existing green space. This would reduce pressure on this green space, and allow more residents to enjoy and interact with — and help maintain and preserve — the sites' natural environment.

Important privacy information

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

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Your details

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

Name: Jennifer Rowe

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

The Unitary Plan sufficiently caters for higher density housing within the above definition of walkable catchments.

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

Tell us why

As above, the Unitary Plan sufficiently caters for higher density housing within the above definition of walkable catchments.

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area.

The zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

Intensification around town and local centres

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

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

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

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

Tell us why

"A large town centre with high accessibility" isn't defined appropriately and could be applied in unanticipated ways. I do not support a blanket rule applying to Local Centre Zones however large they are, as many of these are located in currently low density areas and increasing density to THAB densities would be inappropriate.

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

Tell us why

I oppose this. Again, there is no clear definition of 'small town centres or large local centres with high accessibility' this can lead to unexpected application of the zone.

Local centres are mostly located in low-density / low-rise areas and therefore the Terrace Housing Apartment Buildings zone would often undermine the character area.

Any move to up intensify the zoning of areas close to Local Centres should be considered at the next Unitary Plan review, so a democratic/legal process can be followed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

Special character is not limited to older areas or architectural values as shown in some case studies by the Council. Special Character can be achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street. In 100 years time, we don't want Aucklanders to wonder why the character from the past 100 years is so poor, because today we only value old character and actively impede the development of new 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

The Unitary Plan process undertook a comprehensive review of character within Auckland and involved extensive consultation with experts and residents and agreed on what special character was worth preserving. Nothing has changed since then. Pressure has been applied from central government to decimate Auckland's special character for the sake of short-term housing shortages, which have been adequately addressed in the Unitary Plan. Special Character zones make up a very small fraction of Auckland's properties as it stands. Removing special character zones won't make any meaningful difference to the number of new dwellings built, but will make a FOREVER negative impact to Auckland's overall character.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

We cannot keep intensifying Auckland without dealing with environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved. Auckland also faces the issues of the Three Waters Bill, which will make it more difficult for projects to go ahead.

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

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

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Jennifer Rowe
Auckland, 1072

9/5/2022

Dear Sir/Madam

I would like to add the following points, that I haven't been able to address in the form.

1. Don't rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for three dwellings per site, changing building controls and other measures as required.
2. MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.
3. Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.
4. Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case by case basis to ensure that development is appropriate for the area. Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.
5. Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reasons for them not to, as it will make no practical difference to the number of dwellings constructed.
6. **Mitigate the loss of trees and gardens that will result from the upzoning.** While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes. **There is very little tree protection controls as it stands in the Unitary Plan, since moving from the Auckland District Plan (1993).**
7. The Unitary Plan will be reviewed in 2025. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

Yours sincerely

Jennifer Rowe

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: Barbara Foreman

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

We are proposing:

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

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

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

Tell us why

Convenience for occupants but also minimises the space taken up by high density housing

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

Tell us why

Do not support the idea of 6 storey buildings being built in metropolitan centres at this stage of the city's development

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

Tell us why

Do not support the idea of 6 storey buildings being built in metropolitan centres at this stage of the city's development

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Qualifying matters

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

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

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

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

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

Tell us why

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

Tell us why

If we ignore the character of many homes we will be left with suburbs all the same - no vibrancy/colour/diversity

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

Tell us why

Infrastructure constraints

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

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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

Common sense

Other qualifying matters

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

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

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- 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)

Absolutely essential that these areas be retained as they are to reflect their value to the City

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Name: Don Stock

Name of organisation/business: Mission Bay Kohimarama Residents Association

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

Tell us why

We believe intensification is appropriate in this area and that 1200m defines a reasonable walkable catchment

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

Tell us why

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

Tell us why

Rapid transit stops can be located in a wide variety of urban environments. They fit within an existing zone rather than defining a zone, so the character of the surrounding area could be anything. A single blanket rule of 800m fails to take into account such variables as how steep the terrain is, and the type and character of surrounding areas, and could result in inappropriate development that undermines the character of the area. Conversely, where a station is close to a metropolitan area or central city, it might make sense to extend the definition. I believe that the zoning around rapid transit stations must be assessed on a case by case basis to take these variables into account.

Intensification around town and local centres

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

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

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

Tell us why

While we generally support this, the term "large town centres with high accessibility" is not defined making it hard to support a rigid rule as proposed. What is large? What is high accessibility? There may also be Town Centres where local characteristics make a 400m THAB zone inappropriate, for example, proximity to a heritage area where the height and bulk of THAB buildings would undermine the very qualities we are trying to preserve. We believe that the way THAB zoning is applied should allow discretion to consider the impacts on a case-by-case basis, rather than having a rigid 400m zone around all large town centres.

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

Tell us why

We strongly oppose this. Firstly, there is no definition of "small town centres or large local centres with high accessibility" which could easily lead to unexpected application of the zone. Secondly, Local Centres are almost always located in low-rise areas and THAB zoning would in most cases undermine the character of the area. There may be some situations where THAB zoning might be appropriate, but these situations are in the minority. Instead, consideration should be given on a case by case basis with consultation with local residents (given that the Local Centre designation is intended to support them). Further, since there is no requirement to do this now; any consideration of upzoning close to Local Centre Zones should be deferred until the upcoming Unitary Plan review so that normal democratic processes can be followed.

Qualifying matters

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

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

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

Special Character Areas

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

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

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

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

Tell us why

We need to ensure that Auckland retains character, and the Special Character Areas in the Unitary Plan were a way to achieve this. Unless the government allows exemptions for such areas, then that character will be lost due to the requirement that 3 dwellings of 3 stories are permitted with no design controls or oversight.

We would point out that character is not limited to older areas or architectural values, and would encourage Council to recognise all character that is worth preserving. Special character can be and often is achieved by a combination of architectural features, landscaping features and other features such as setbacks from the street.

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

Tell us why

We went through a comprehensive review of character when the Unitary Plan was developed. This involved extensive research and consultation with experts and residents, and landed on a consensus of what special character was worth preserving. Nothing has fundamentally changed since then. The same character considered worthy or preservation remains now, the only difference is that some politicians from outside of Auckland have decided that Auckland's character is less important than the political need to be seen to address housing shortages.

Special character areas comprise a tiny fraction of Auckland's land; whether they are included in the Government's intensification requirements or not will make no measurable difference to the number of dwellings built, but will make a huge difference to Auckland's overall character.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

We cannot continue to push intensification without dealing with the consequences, such as environmental degradation from sewage overflows due to inadequate infrastructure. We should, in fact, extend your proposal to also include areas with medium term infrastructure constraints, until the infrastructure is improved.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

We support your intent to include these other qualifying matters.

Even if the government disagrees that these should be included, we believe that all of these existing protections should be retained at least until they can be more thoroughly reviewed as part of the upcoming 2025 review of the Unitary Plan. There is no impact from delaying this decision as new dwellings are constrained by the capacity of the construction industry rather than availability of land.

Qualifying matter should not be limited to architectural values, but also include areas with a particularly attractive streetscape, ie the combination of landscaping, architecture and layout (spacing and setbacks).

Important privacy information

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6 May 2022

Submission on 'Virtual Have Your Say' Event

Thank you for the opportunity to present the views of the Mission Bay Kohimarama Residents Association.

Firstly, let me say that we do understand that the Council's planning changes are being driven by central government, that the legislation has already been passed, and that there is therefore little potential for fundamental changes to address the very serious flaws in the plan.

Nevertheless, we do have major concerns, so I would like to start by laying those out, and then addressing what we would like Council to do to address these, even if your hands are tied to a large extent.

Issues

1. Elimination of low and medium density zones. The new zoning maps show that the Council is proposing to change all current residential zones throughout Auckland to high density zones allowing unlimited numbers of apartments to be built to either 4 stories (modified mixed housing urban zone MHU) or 6 stories or more (townhouse and apartment building zone THAB).
 - This covers virtually all of Auckland except for rural fringe areas. From Manurewa to Long Bay, virtually all residential land will be zoned for 4 storey apartments or greater with only very minor areas zoned for 2 stories or less (less than 5%).
 - Almost ALL of Mission Bay and Kohimarama (except small pockets mainly around Sage Road) will be zoned to allow unlimited numbers of dwellings of 4 storeys or more.
 - In the longer term, Auckland will have no suburban landscapes. Every suburb will be dotted with 4 storey apartments, and any 2 storey housing will likely be surrounded by apartments. Eventually, every suburb will essentially look the same, with no remaining individual character.
2. No resource consents required. These developments can proceed as of right; no resource consents are required and so there is no opportunity for local residents to object or even be informed.
 - While resource consents are required where a developer wants to build beyond what the rules allow as of right, historically Auckland Council has not required consents to be notified unless the rules are substantially breached. That means

that even a proposal to build higher than the 12m allowed in the MHU zone might not be notified and so local residents might still not have any ability to object.

3. Special character lost. Most areas throughout Auckland, and nearly ALL areas in Mission Bay and Kohimarama previously identified as having special character will no longer be protected. These areas can also have unlimited numbers of dwellings of up to 4 storeys.
 - The government and Council seem to believe that Mission Bay and Kohimarama have no character worth preserving, despite these suburbs being held up as some of the oldest and most desirable suburbs in Auckland.
4. Auckland Council is going further than the government requires. The government has decreed that up to 3 dwellings of up to 3 storeys must be allowed on most residential land. The Council, however, in implementing these changes is choosing to extend this to allow unlimited dwellings of up to 4 storeys. This will take densities from 1 dwelling per 300m², 400m² or 600m² (depending on the old zone) to 1 dwelling per 50-80 m².
5. The existing Unitary Plan must be reviewed by 2025 anyway, so why the rush to make unresearched and unconsulted changes now. The Council could choose to do the bare minimum to comply with the government's requirements, but is choosing to go much further with minimal public consultation.
6. Zoning decisions made today should not be knee-jerk reactions. They will determine Auckland's liveability for ever and cannot be undone even if it is later determined that they were bad decisions. We owe it to future generations to consider not only the short term issues, but also the long term impact these decisions will have on the development of the city.
 - The Unitary Plan took years and extensive consultation to determine which areas were best suited to high density, which areas were more appropriate for medium or low density, and which areas had sufficient special character to warrant preservation.
 - Now a combination of Wellington politicians and a panicked Auckland Council want to throw that out and replace everything with a one-size-fits-all approach to all of Auckland.
7. The Housing Crisis is not driven by a land shortage, but by a shortage of financial, professional and trade capacity to plan, design, finance and build new homes. Making more land available will not magically create more builders. It will simply drive up demand for resources already in short supply and increase inflation.
8. There is no urgency to make more land available. The Unitary Plan zoning enabled land for an additional 900,000 dwellings that would accommodate more than 2M more people. At the time this was deemed sufficient for Auckland's long-term needs. The new plan apparently enables a further 1.8M new dwellings, sufficient to accommodate a further 4M people.
 - So we are overriding existing democratic processes to rush through legislation and zoning changes to urgently create accommodation for a population of 6M more people.

- The department of Statistics has estimated that Auckland's population could increase by 300,000 (low growth) to 900,000 (high growth) by 2046.
 - It is patently obvious that there would be little impact from deferring these decisions until the required Unitary Plan review in 2025, to allow potential changes to be properly researched.
9. No consideration of infrastructure limitations. The new zones are applied as a blanket across Auckland regardless of whether the existing sewage, water, storm water or electrical capacity exists. We all know that many areas suffer from regular sewage overflows; dramatically increasing the population in such areas will inevitably result in more environmental problems.
- Further, the government is separately pushing through the 3 Waters legislation which will result in Auckland having a minority position which will leave them unable to determine the priority for water projects. So we won't be able to stop development in an area which has inadequate sewage capacity and we will also be unable to prioritise improvement of those systems.
10. No consideration of roading efficiency. The combination of greater density and the separate government decree preventing any off-street parking requirements means that our roads will become clogged with parked cars with further losses of productivity.

That is a summary of our major concerns.

So what do we want Council to do about it?

1. Ensure that changes made to the Unitary Plan are the minimum required to meet the legislation. The legislation will create bad outcomes for Auckland; there is no need for the Council to compound this by going beyond what is required.
 - Don't allow unlimited numbers of dwellings on a site rather than the 3 required by law
 - Take a more liberal view of which special character areas meet the definition of 'qualifying matters'.
 - Don't apply walkable catchment rules allowing 6 stories around local centres or other locations not required by the NPS-UD
 - Don't upzone areas that already meet the law, for example upzoning MHU to THAB unless clearly required.
 - Walkable catchment criteria should reflect real-world practicalities. While the young and fit may be able to routinely walk 1.2 km or 800m to catch a bus or train, large segments of the community would be unable to. Why would you choose to discriminate against the elderly and disabled?
2. Lobby government for improvements to the legislation or enabling regulations to allow more practical solutions:

- Expand the exemptions to include not only heritage buildings, but areas of specific character (both architectural or landscape) worth preserving. These areas as defined in the Unitary Plan contribute only a few thousand of the 1.8M new dwellings enabled by the new legislation and will have no measurable effect on the outcome, so why destroy Auckland's character for no discernible benefit?
 - Ensure that the definition of special character or qualifying matters apply to areas, not just site-specific character. For example, the collection of 11 'arts and crafts' houses near the corner of Selwyn Ave and Ronaki Road collectively create a special character zone, even though any single home probably does not warrant protection.
3. Request the government to provide a time extension for implementation of at least the more contentious components until the next Unitary Plan review in 2025.
- This would allow time for research and consultation to achieve an overall better outcome, while having negligible impact on the number of dwellings constructed.
 - Given that resource consents are already being issued at a rate faster than the construction industry can build, there is no logical basis for excluding taking an additional 3 years or so to carefully consider the outcomes and potential unintended consequences.

Final thought

Don't panic! It took years of research, planning, drafting and consultation to agree on the Unitary Plan, and significant parts of that plan are still being found to be not fit for purpose. Why would we think that a knee-jerk reaction to a housing crisis by Wellington politicians that forgoes research and consultation in favour of short-term expediency would provide a better pathway for Auckland's long-term development? Just implement the obvious things now, and defer the rest until the Unitary Plan review in 2025.

Yours sincerely



Don Stock
Chairman
Mission Bay Kohimarama Residents Association



9 May 2022

Submission on 'Virtual Have Your Say' Event

Thank you for the opportunity to present the views of the Mission Bay Kohimarama Residents Association.

Firstly, let me say that we do understand that the Council's planning changes are being driven by central government, that the legislation has already been passed, and that there is therefore little potential for fundamental changes to address the very serious flaws in the plan.

Nevertheless, we do have major concerns, so I would like to start by laying those out, and then addressing what we would like Council to do to address these, even if your hands are tied to a large extent.

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5. The existing Unitary Plan must be reviewed by 2025 anyway, so why the rush to make unresearched and unconsulted changes now. The Council could choose to do the bare minimum to comply with the government's requirements, but is choosing to go much further with minimal public consultation.
6. Zoning decisions made today should not be knee-jerk reactions. They will determine Auckland's liveability for ever and cannot be undone even if it is later determined that they were bad decisions. We owe it to future generations to consider not only the short term issues, but also the long term impact these decisions will have on the development of the city.
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 - So we are overriding existing democratic processes to rush through legislation and zoning changes to urgently create accommodation for a population of 6M more people.

- The department of Statistics has estimated that Auckland's population could increase by 300,000 (low growth) to 900,000 (high growth) by 2046.
 - It is patently obvious that there would be little impact from deferring these decisions until the required Unitary Plan review in 2025, to allow potential changes to be properly researched.
9. No consideration of infrastructure limitations. The new zones are applied as a blanket across Auckland regardless of whether the existing sewage, water, storm water or electrical capacity exists. We all know that many areas suffer from regular sewage overflows; dramatically increasing the population in such areas will inevitably result in more environmental problems.
- Further, the government is separately pushing through the 3 Waters legislation which will result in Auckland having a minority position which will leave them unable to determine the priority for water projects. So we won't be able to stop development in an area which has inadequate sewage capacity and we will also be unable to prioritise improvement of those systems.
10. No consideration of roading efficiency. The combination of greater density and the separate government decree preventing any off-street parking requirements means that our roads will become clogged with parked cars with further losses of productivity.
11. Loss of trees and gardens. The modified MHU zone will allow buildings to be built much closer to the road and to each other, and to have much greater site coverage. There will be little space for gardens or trees. The existing streetscape so heavily influenced by vegetation will fundamentally change to an urban landscape of hard surfaces. This may be appropriate in some areas, but surely not everywhere in Auckland without exception.

That is a summary of our major concerns.

So, what do we want Council to do about it?

- Don't rezone all low density zones to a single MHU zone to meet government requirements. Instead, change the MHS zone to conform by allowing for 3 dwellings per site, changing building controls and other measures as required.

MHU allows for unlimited dwellings per site, far more than the government requires, and directly encourages apartment blocks at high density. It also eliminates most of the residential zones, leaving the Council powerless to differentiate areas.

Conversely, a conformed MHS zone would encourage townhouses, flats, houses and other forms of medium density and retain a more suburban character. Retaining the two zones would allow different densities and different character in residential areas, rather than the one-size-fits-all approach the Council is proposing.

- Do not upzone areas close to Local Centres to THAB using a blanket rule based on an arbitrary walking distance. Instead, consider each area on a case-by-case basis to ensure that development is appropriate for the area.

Further, since this is not required by the government, such changes should be deferred until the Unitary Plan review in 2025 to allow time for analysis and consultation.

- Work with government to include all Special Character Areas as Qualifying Matters. We do not like the Council approach to assessing the score for character areas, but this becomes moot if the government accept existing areas as Qualifying Matters. There is no reason for them not to, as it will make no practical difference to the number of dwellings constructed.
- Mitigate the loss of trees and gardens that will result from the upzoning. While we may be forced to accept some loss of trees and gardens, Council can introduce measures to mitigate this loss. For example, 4 dwellings on a site requires a non-notified resource consent; the provision of gardens visible from the street could be an important requirement to justify the additional dwelling. Alternatively, development contribution calculations could be used to encourage improved streetscapes.
- The Unitary Plan will be reviewed in 2025 anyway. Council should urge Government to allow implementation of the contentious portions of the NPS-UD to be deferred until they can be properly researched, reviewed and consulted on as part of that review.

Final thought

Don't panic! It took years of research, planning, drafting and consultation to agree on the Unitary Plan, and significant parts of that plan are still being found to be not fit for purpose. Why would we think that a knee-jerk reaction to a housing crisis by Wellington politicians that forgoes research and consultation in favour of short-term expediency would provide a better pathway for Auckland's long-term development? Just implement the obvious things now, and defer the rest until the Unitary Plan review in 2025.

Yours sincerely



Don Stock

Chairman

Mission Bay Kohimarama Residents Association

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: Kenneth Norton

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

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

Tell us why

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

Tell us why

It is hoped that rapid transit stops, especially busway stops will be in suburban areas that may or may not be suitable for 6 story buildings. If a busway is extended to a suburban area and that makes taller out of character buildings allowable it could ruin the nature of the suburb that the busway was to service. The zoning must be on a case by case basis

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

Care must be taken to make sure the one size fits all nature of this proposal does not adversely affect centers in what are not low density areas and promote inappropriate development. The ability to make case-by-case judgements is important.

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

Tell us why

I have strong reservations about this proposal since there is no definition of what is a "small town centre". These centres are often surrounded by low density housing and care must be taken that inappropriate development is not allowed. Again, case-by-case decision making must be possible.

Qualifying matters

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

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

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

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

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

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

Tell us why

Auckland must protect its heritage areas that make this an attractive and livable city. Additional housing can be supplied without making Auckland into an ugly ugly city.

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

Tell us why

I think that more areas should included. When we went through the exercise of the Unitary Plan it was found that there was enough land available for additional housing without destroying the special character neighbourhoods that give Auckland its charm and special feeling. These areas are a very small relative to Auckland's total area and protecting them will not detract from the number of additional housing Auckland needs, but would destroying them would make this a much less attractive city.

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

Tell us why

Infrastructure constraints

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

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

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

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

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

Tell us why

Consideration of infrastructure constraints is vitally important. I would include in this schools and available parkland since higher density will require more schools for the population and terrace houses, especially ones in the affordable range, have little space around them, making public space much more important. Protecting the health, both mental and physical of residents is important and public infrastructure is an important part of this.

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 understand many people want to live in Auckland but we much think about why they find the city attractive. It is not just the buildings but the views, trees, open spaces etc. that should not be sacrificed for more housing everywhere. The Unity Plan showed that more housing can be built without destroying the special nature of many areas. The Wellington bureaucrats do not understand what makes Auckland a livable city. I support more housing in the city but not at the price of destroying the very things that attract more people here.

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What it means for Auckland

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Name: Mary Lynne Dempsey

Name of organisation/business:

Your local board: Ōrākei

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

Tell us why

It would depend on the actual surrounding environment. A one rule to fit all possible locations would not take into account specific concrete differences between one area and another.

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

Tell us why

What qualifies as a 'large town centre'? This could be interpreted by anyone to mean anything.

Intensification around town and local centres

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

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

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

Tell us why

This could be interpreted in many different ways so it is currently meaningless.

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

Allowing six story buildings in areas of special character is simply destructive of the character of the place. Each case should be decided on its merits by appropriate skilled planners and designers.

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

Tell us why

Why is the government able to require Auckland to destroy the character and significance of valued historical areas of the city without restraint? For example a huge 6 story development was proposed for the corner of Tamaki Drive and Patterson Ave in Mission Bay which if it goes ahead will tower over the surrounding area and detract from the special character of the beach frontage which is used for recreation and relaxation by many hundreds of people from less upmarket suburbs through hot summers and school holidays. Just more profit for developers and more rates for Council - but limited aesthetic appreciation for those enjoying the beach and surrounds.

- 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

This is critical as pushing ahead with more and more high rise apartments without first installing a fully upgraded drainage, water supply and sewage systems is crazy. We see this happening

already. Some streets are so heavily parked that navigating them is difficult. If an additional hundred or so apartments can be added to a single street without providing 2 off street parks per apartment the problem will get much worse.

Other qualifying matters

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

These additional qualifying matters include:

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

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

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

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Your details

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

Name: Iain Valentine

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

Requirements for intensification

Intensification inside walkable catchments

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

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

We are proposing:

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

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

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

Tell us why

A City Centre is where density growth is appropriate - people will have less distance to travel

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

Tell us why

A Metropolitan Centre is where population growth should be encouraged

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

Tell us why

The catchment area increases exponentially with every increment of walking distance. The proposed 800 metre distance should be halved to 400m (5 mins walking). A larger area would disturb too much of the existing city streetscape.

Intensification around town and local centres

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

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

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

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

Tell us why

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

Tell us why

Town and local centres are generally small, do not have extensive transport links and have little space for parking. They would be overwhelmed with an outer ring of high density housing. A substantial reduction - at least 50% - would provide a better outcome.

Qualifying matters

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

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

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

Special Character Areas

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

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

Tell us why

Pockets pockets of heritage residential buildings have been identified throughout the city. They should be retained because the special character areas so classified are a small percentage of the total residential land area in Auckland....<10%

Remuera has only a few areas of high character value...they also link to important historical heritage that should be protected

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

Tell us why

Remuera has only a few areas of high character value...there is a linkage to important historical heritage that should be protected. We are concerned that the promised site inspection for character assessment did not occur as anticipated - a desk based assessment is not as accurate as an onsite inspection.

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

Tell us why

No Comment

Infrastructure constraints

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

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

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

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

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

Tell us why

It is critical that infrastructure be taken into account - including water services, traffic movement & parking, parks & recreation areas, schools, and community services. The existing Unitary Plan takes scant regard for these requirements as built density increases, and the proposed change exacerbates this situation.

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)

We strongly support the introduction of ALL Other Qualifying Matters

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Name: Claire Bickerdike

Name of organisation/business:

Your local board: Ōrākei

Your feedback (all questions are optional)

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Tell us why

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Tell us why

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Tell us why

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Tell us why

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

The board approach of the proposal doesn't recognise special significance of particular areas. Zoning that allows for apartment buildings will have a significant impact on areas, dominating and changing the look and feel of those areas and losing character created by a variety of building types. This could be mitigated by a more intermingled approach within the proposed catchment.

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?

Tell us why

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

Tell us why

Considering sustainability, our local beaches should have a priority to be preserved at their current standard, or improved. Poor infrastructure is having an impact on this resource.

In St Heliers there are areas with no stormwater connections. We are advised not to swim at the local beach after it has been raining.

On the street I live the water line is "flushed" once a month. This has resulted in our section being flooded with water, and more recently brown water through our pipes. The taste of our water has declined so that we now feel filtering our drinking water is something we have to do.

Other qualifying matters

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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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